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S.F. CITY PLANNING COMMISSION
IMPLEMENTATION COMMITTEE

AGENDAS & MINUTES

1974 – 1979

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SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of Plan Implementation Committee Meeting held Thursday, January 31, 1974, 12:15 p.m. at 100 Larkin Street.

Present: Commissioners - Fleishhacker, Porter, Rueda
Staff Members - R. Spencer Steele, Assistant Director of Planning, Implementation; Robert Passmore, Planner V (Zoning).

No one from the general public was in attendance.

The meeting was called to order at 12:20 p.m.

Using case reports distributed to the Commission, and available to the general public, staff discussed with the members of the Committee, and obtained their views upon the attached list of zoning cases scheduled for hearing by the Commission on Thursday, February 7, 1974.

Additionally staff described four proposals that have been received by the Department for the construction of new or expanded bank and savings and loan facilities (Bank of America, Crocker, Wells Fargo, and Home Savings) in the C-2 district along West Portal Avenue. The relationship of the proposals with the flow of mass transit, the appearance of accessory parking lots, and effect on retail shopping facilities was discussed. The Commissioners expressed no concern over the appropriateness of the proposed facilities.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,



Robert Passmore
Acting Committee Secretary



01 ... Committee
2:0 ... set.

Public - Mrs. Anne M. Milton, Mr. Terry M. Burns

The meeting was called to order by Commissioner Reishnacker at 12 P.M.

Using reports distributed earlier to the Commission, and available to the general public, and other material on file at the Department of Planning, staff discussed with the Committee, and obtained as upon, the attached list of zoning and environmental evaluation cases scheduled for hearing by the Commission on March 7, 1974. Staff noted that CU74.3, 4199 - 24th Street, would not be considered as the environmental impact report required by the Department of City Planning had not yet been prepared. He stated that the applicant might appeal this Departmental requirement to the Commission. In connection with ZM74.2, 366 - 9th Street, staff indicated that the location of hotels within industrial zoning districts would be considered in the city-wide residential zoning study to be conducted during the next several years.

Mr. Steele reported that approximately 40 to 50 board and facilities operating in San Francisco without conditional use authorization are likely to file for conditional use approval during the coming months to legalize their present situation. Because of the hearing load such a large group of applications would place on the Commission Mr. Steele suggested that the procedure used in processing conditional use applications for non-conforming uses several years ago would be appropriate. Under this procedure the applications were scheduled for hearing and heard initially by the Zoning Administrator, Mr. Steele, with the results of those hearings reported to the Commission for final action. After a brief discussion the Commission decided to refer to the full Commission that this procedure be used for the subject anticipated applications.

Mr. Passmore reported on a meeting staff held with four members of the Pacific Heights Association on February 26, 1974 concerning zoning of the Pacific Heights area (another meeting is scheduled for March 1, and on meetings held between staff and members of the Nob Hill Neighbors on February 15, and March 1, 1974 concerning zoning for building height and bulk and dwelling unit density on Nob Hill.

At 1:15 p.m. Mr. Jacobs entered the meeting, and reported that the Director of Public Works had disapproved the Parkmerced Condominium Sub-

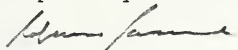


Minutes of Plan Implementation Committee Meeting (Con'd)

division proposal, which proposal the Commission had determined was in conformity with the Master Plan at its meeting on February 21, 1964

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,



Robert Passmore
Acting Committee Secretary



25-29, 1974

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
- - - -
NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 25-29, 1974
100 LARKIN STREET

DOCUMENTS

MAR 28 1974

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I. Plan Implementation Committee (Commissioners Fleishhacker, Porter,
Rueda)

TIME: Friday, March 29, 1974, 12:00 Noon

SUBJECTS:

- A. April 4, 1974, Zoning Hearing Cases
 - 1. ZM74.3 2471-73 Washington Street, south line, 91.5 feet east of Fillmore Street
R-3 to a C-2 District
- B. Chinatown (Stockton/Sacramento Streets)
Redevelopment Project -- Environmental Impact Report
and Master Plan Referral
- C. Pending Area Re-zoning Proposals
- D. Area generally bounded by Pacific Avenue, Mason Street, properties in the South Side of California Street, and properties between Larkin and Polk Streets.
 - 1. ZM73.29 - Reclassification to R-4 and R-3.5.
 - 2. ZM73.19 - Reclassification to 65-X and 40-X
Height and Bulk Districts.
(These items are scheduled for consideration during the Commission's Regular Meeting on Thursday, March 28; and consideration at the Committee meeting will be dependent on action taken by the Full Commission.)

THE HISTORY OF

THE

REIGN OF

CHARLES THE FIRST

IN

THE YEAR 1649

BY

JOHN BURNET

OF THE UNIVERSITY OF OXFORD

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SAN FRANCISCO

CITY PLANNING COMMISSION

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MAY 1 1974

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Implementation Committee Minutes

Report of Implementation Committee Meeting scheduled, April 26, 1974, 12:00 noon at 100 Larkin Street.

Present: Commissioner - Mortimer Fleishhacker

Staff - Robert Passmore, Planner V (Zoning),
Lynn Pio, Commission Secretary.

Public - Ms. Kathleen Courtney

The meeting was called to order by Commissioner Fleishhacker at 12:15 p.m.; however due to the lack of a quorum no official business could be transacted.

Mr. Passmore reviewed briefly the two conditional use applications scheduled for Commission Hearing on May 2, 1974, CU74.9 and CU74.11, and noted that the Commission had visited the subject sites the preceding day.

Mr. Fleishhacker stated that he felt an Implementation Committee Meeting to review the proposed reclassification of the Inner Sunset would be helpful, and should be scheduled May 10, 1974, 12:00 noon. Commissioners had reviewed a portion of the subject area in field the preceding day; however, if Commissioners wanted additional field inspection, a field trip could be scheduled preceding the public hearing on this matter scheduled for May 16, 1974.

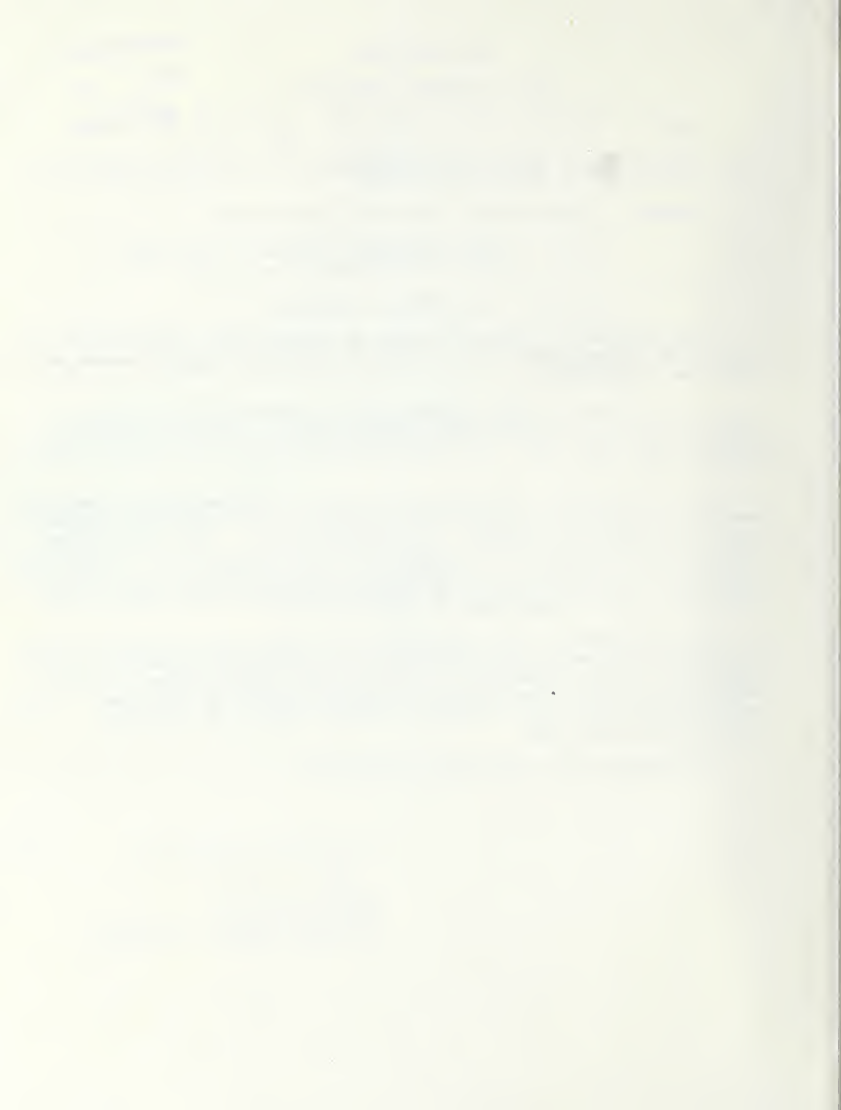
Mr. Fleishhacker also requested that staff review with the Chairman of the Implementation Committee the contemplated calendar for the regularly scheduled committee meetings sufficiently before the meeting date to allow cancellation of meetings deemed not necessary. This review should occur approximately a week prior to the normally scheduled meeting date.

The meeting was adjourned at 12:30 p.m.

Respectfully Submitted,



Robert Passmore
Acting Committee Secretary



6-10

San Francisco

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MAY 6 - 10, 1974
100 LARKIN STREET

1. Plan Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Wednesday, May 8, 1974, 12:00 Noon.

SUBJECTS:

- A. Discussion of ZM73.35 and ZM73.30 involving reclassification of Inner Sunset Area bounded generally by Lincoln Way, Eleventh Avenue, Lawton Street, Locksley Avenue, Fourth Avenue, Parnassus Avenue, Irving Street and Polytechnic High School.
2. City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie)

TIME: Thursday, May 9, 1974, 1:30 P.M.

- A. Discussion of Parapet Ordinance.

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SAN FRANCISCO

Plan CITY PLANNING COMMISSION
Implementation Committee
Minutes of the Meeting of
Wednesday, May 8, 1974

DOCUMENTS
MAY 24 1974

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The meeting of the City Planning Committee was called to order at 12:10 P.M., May 8, 1974, at 100 Larkin Street, San Francisco.

Present: Commissioners Mortimer Fleishhacker and Julia Porter.

Staff: Allan B. Jacobs, R. Spencer Steele,
Daniel Sullivan and Alan Billingsley.

Public: Ms. Kathleen Courtney.

Mr. Steele presented the two Inner Sunset proposed rezonings ZM73.30 (10th Avenue) and ZM73.35 (the Inner Sunset Action Committee's area-wide proposal). Commissioner Porter commented that at one time it was felt that R-4 high density development along the Park was a positive ideal, but that perhaps it is unrealistic and R-3 would be more appropriate. Mr. Jacobs replied that the application does not leave that alternative. The application for most of the Park frontage is for a change from R-4 to R-2 and the applicant made no provision for consideration of intermediate zoning densities. Mr. Sullivan explained his attempts to persuade the applicant to include such a provision in the application, but the Inner Sunset Action Committee was adamant that the proposal remain as submitted.

Mr. Jacobs noted that the Master Plan calls for high density along Lincoln Way and low density in the southern parts of the area. Commissioner Fleishhacker replied that this area should be looked at in a long-term zoning study. Mr. Jacobs replied that it will be, and further noted that there will be four major considerations in approaching this application:

- (1) The two-year Residential Zoning Study now under way will be dealing with those issues presented in the application.
- (2) The interim controls will solve many of the objections to new development during the period of the study and should slow new development - Mr. Steele noted that no new development has occurred within the area under the interim controls.
- (3) The Master Plan which calls for higher densities along the Park.
- (4) The desires of the residents of the community in this specific case.



Mr. Jacobs told the Commissioners that he will be out of town during the hearing but that the staff recommendations that will be presented will be his recommendation.

Commissioner Fleishhacker asked whether the area was particularly distinct from the area to the west, or if that area should also be considered for rezoning. Ms. Courtney replied that the application included only that area within the area encompassed by her neighborhood organization, and that logistically it would have been difficult to organize the residents to the west.


Commissioner Fleishhacker asked if interim controls would solve the problems encountered here. Commissioner Porter noted that the people in Pacific Heights were unhappy with interim controls. Mr. Jacobs responded that the controls should solve the problems.

Commissioner Porter asked whether apartment house owners supported the reclassification, to which Mr. Steele responded he did not know. Commissioner Fleishhacker commented that apartment owners would probably like the rezoning as it would give them more of a monopoly on rental units in the area.

Mr. Steele commented that a field trip should be scheduled before the next meeting to which the Commissioners agreed. It was then scheduled for Thursday at 1:00 P.M.

The meeting was adjourned at 12:45 P.M.

Respectfully submitted,


Alan Billingsley
Acting Committee Secretary

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
- - - -

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JUNE 24-28, 1974
100 LARKIN STREET

1. Implementation Committee (Commissioners Fleishhacker, Porter,
Rueda)

TIME: Friday, June 28, 1974, 12:00 Noon

SUBJECTS:

- A. Progress Report on Residential Zoning Study
- B. Zoning cases to be considered during the meeting of July 11
 1. CU 74.14 1674 Page Street, north line, 31.25 feet east of Clayton Street; Request for authorization for use of the subject property by an eleemosynary institution; in an R-3.5 District.
 2. CU 74.37 1500 Grove Street, north west corner of Baker Street; Request for authorization for a nursery school in an R-3 District.
- C. Landmarks Matters to be Considered During Meeting of July 11.
 1. The Goodman Building
 2. Trinity Church
 3. The City of Paris

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee Meeting Scheduled,
Friday June 28, 1974, 12:00 noon at 100 Larkin Street.

Present: Commissioners - Mortimer Fleishhacker, Julia Porter,
Hector Rueda.

Staff - Robert Passmore, Planner V (Zoning); Marie
Zeller, Administrative Assistant; Paula
Silberthau, Planning Intern; Wayne Rieke,
Planner V (Zoning); Alan Billingsly, Planner II.

Public - Several unidentified persons.

The meeting was called to order by Commissioner Fleishhacker
at 12:15 p.m.

Mr. Passmore and Mr. Rieke briefly described applications
CU74.14 and CU74.37 scheduled for public hearing by the Commis-
sion on July 11, 1974, and viewed by the Commission during a
field trip on June 20, 1974. The Commissioners requested that
staff obtain more information concerning the places that Mother
Goose (CU74.14) gives performances, and suggested in the case
of CU74.37 that staff review space and facility requirements
of the Board of Education for mixed day care/elementary schools,
and the characteristics of the Phoebe Apperson Hearst School,
which may have similar types of programs.

The Commissioners briefly discussed procedural aspects of
the three landmark cases scheduled for public hearing before
the Commission on July 11, 1974.

Mr. Passmore presented the summary work program for the
Residential Zoning Study scheduled for July 1974 to July 1976,
and described staff allocations to the study and work completed
prior to commencement date of the study. Ms. Zeller briefly
discussed the content of letters being sent to interest groups,
including neighborhood associations, concerning the study. The
Commissioners discussed with staff the general concepts of the
study and what the possible final product might be. Of particu-
lar concern during this discussion was the future of non-
conforming commercial uses in residential districts, and the
determination of, and provision for, types of housing wanted
by both existing and potential residents of the City.

The meeting was adjourned at 1:15 p.m.

Respectfully submitted,



Robert Passmore
Acting Committee Secretary

July 22-26, 1974

SF
COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION
- - - - -

DOCUMENTS
JUL 29 1974
HARRIS COUNTY

NOTICE OF CALENDARS
FOR MEETINGS SCHEDULED
JULY 22-26, 1974
100 LARKIN STREET

1. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Friday, July 26, 1974, 12:00 Noon.

SUBJECTS:

- A. Review of Zoning Cases to be heard on August 1, 1974, as follows:

1. CU74.34 - 998 Egbert Avenue, consisting of two blocks bounded generally by Egbert and Donner Avenues and Fitch and Donahue Streets.
Request for authorization to continue use of the property for automotible wrecking in an open yard for two additional years; in M-1 and R-2 Districts.
2. CU74.38 - 2445 Ocean Avenue, South line, approximately 240 feet East of Junipero Serra Boulevard.
Request for authorization to convert the existing medical office building to an animal clinic for the treatment and surgery of cats; in a C-2 District.
3. CU74.39 - Pier 2, Embarcadero, East line, approximately 400 feet East of the intersection of Mission Street and The Embarcadero.
Request for authorization to convert and enlarge the existing office building to a bar and restaurant, a use which requires conditional use review because it is not directly related to the conduct of water-borne commerce or navigation; in a C-2 District and in Northern Waterfront Special Use District No. 1.

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4. CU74.40 - 1824 Eddy Street, North line, 113.5 feet East of Divisadero Street.
Request for authorization to convert the existing rectory to a board and care home; in an R-3 District.
5. CU74.41 - Property bounded by Evans Street, Davidson Street, Rankin Street and the Southern-Embaradero Freeway.
Request for authorization for an automobile wrecking operation; in an M-2 District.
6. CU74.43 - An "L"-shaped parcel of property consisting of 1) 2829 California Street, South line, 110 feet West of Divisadero Street and 2) 1933-35 Divisadero Street, West line, 110 feet South of California Street.
Request for authorization for an ambulance service to house 10 ambulances with vehicular access from both California and Divisadero Streets; in a C-2 District.

1. The first of these is the fact that the war has been a total war, and that the United States has been the only country to have fought a total war. This has meant that the United States has been able to mobilize all of its resources for the war effort, and that it has been able to sustain a high level of production throughout the war.
2. The second of these is the fact that the United States has been able to maintain a high level of morale throughout the war. This has been due to a number of factors, including the fact that the United States has been able to maintain a high level of production, and that it has been able to sustain a high level of morale throughout the war.
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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
AUGUST 26-30, 1974
100 LARKIN STREET

DOCUMENTS

AUG 29 1974

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I. Implementation Committee

TIME: Thursday, August 29, 1974, 1:00 P.M.

SUBJECTS:

A. Review of Zoning Cases to be heard on September 5, 1974, as follows:

1. CU74.44 - Scott Street, east line, 112.5 feet North of Post Street; and Post Street, north line, 87.5 feet East of Scott Street.
Request for authorization to continue the use of the existing parking lot and to add an access driveway from Scott Street over a lot which is presently vacant; in an R-4 District.
2. CU74.45 - 1615-17 Broderick Street, west line, 100 feet South of Bush Street.
Request for authorization to continue the use of the existing residential care facility for 40 ambulatory patients; in an R-3 District.
3. CU74.46 - 3040 Cabrillo Street, Northeast corner of 32nd Avenue.
Request for authorization to increase the number of persons housed in a residential care facility from 6 to 10; in an R-3 District.
4. CU74.47 - 240-258 Clinton Park, north line, 213 feet East of Dolores Street.
Request for authorization to enlarge the existing mortuary parking lot; in an R-4 District.

5. CU74.49 - 1021 Quintara Street, south line, 60 feet West of 19th Avenue; and the rear portion of 2115 - 19th Avenue, west line, 100 feet South of Quintara Street. Request for authorization to expand an existing parking lot to provide 23 additional off-street parking spaces; in an R-3 District.
- B. Status of Pets Unlimited Animal Hospital.
- C. Status Report on Proposed Subdivision Ordinance.

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SAN FRANCISCO
CITY PLANNING COMMISSION
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Minutes of the Implementation Committee Meeting scheduled Thursday, August 29, 1974, 1:00 P.M. at 100 Larkin Street.

PRESENT: Commissioners Mortimer Fleishhacker and Hector E. Rueda

Staff - R. Spencer Steele, Zoning Administrator;
Edward I. Murphy, Asst. Director of Planning;
Alan Billingsley, Planner II;
John Mackie, Planner II.

City Representative - Tom Ford, Department of Public Works.

Public - Michael Carroll and several unidentified persons.

The meeting was called to order by Commissioner Fleishhacker at 1:00 p.m.

Mr. Billingsley and Mr. Steele briefly described applications CU74.44, CU74.45, CU74.46, CU74.47, and CU74.49 scheduled for public hearing by the Commission on September 5, 1974, and to be viewed by the Commission during a field trip immediately following the meeting. Mr. Billingsley explained that further review of the number of patients requested in the application for a Residential Care Facility at 1615-17 Broderick Street (CU74.45) will be conducted before the hearing. The Commissioners expressed concern about the past poor performances of the applicant for a parking lot expansion at 240-258 Clinton Park Street (CU74.47). Commissioner Fleishhacker noted the expanding commercial nature of 19th Avenue which is zoned for residential use, and that the application for a parking lot expansion at 1021 Quintara Street (CU74.49) would add to the commercial nature of that residentially zoned strip.

Mr. Steele briefly discussed the engineer's report on soundproofing for the Pets Unlimited Animal Hospital on Fillmore Street, and explained that an accoustical test will be postponed because a strike has caused installation delays.

Mr. Murphy and Mr. Mackie presented the status report on the proposed amended Subdivision Ordinance concerning condominium conversions. A further presentation concerning the present ordinance was made by Mr. Ford of the Department of Public Works. Mr. Mackie explained that the intent of the amendments is to make it possible for present tenants to become owners

during conversions rather than to have tenants displaced and replaced by more affluent owners. The Commissioners expressed concern at how that could be accomplished legally in some enforceable manner. Commissioner Rueda commented that the proposed amendment was a form of rent control. Michael Carroll, a representative of the tenants at Park-Merced apartments stated that the tenants would like to have condominium conversions approved or disapproved by the Planning Commission as is done in most jurisdictions in California rather than just by the Department of Public Works. A decision was made to hold two "readings" of the draft ordinance, the first to be held at the Commission hearing of September 12.

The meeting was adjourned at 2:00 p.m.

Respectfully submitted,

Alan Billingsley
Acting Committee Secretary

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE OF CALENDARS
FOR MEETINGS SCHEDULED
OCTOBER 28-NOVEMBER 1, 1974
100 LARKIN STREET

I. Budget & Personnel Committee (Commissioners Porter, Farrell,
Rueda)

TIME: Tuesday, October 29, 1974, 4:00 p.m.

SUBJECT:

- A. Consideration of Supplemental Budget Request
- B. Discussion of General Nature of Budget & Work
Program for the Next Fiscal Year.

II. Implementation Committee (Commissioners Fleishhacker, Porter,
Rueda)

TIME: Thursday, October 31, 1974, 12:00 Noon

SUBJECT:

- A. Review of Zoning Cases to be heard on November 7,
1974, as follows:

- 1. CU74.51 - 1152-56 Clement Street, northeast
corner of Funston Avenue.
Request for authorization to legalize
use of a part of the existing structure
as a professional office for architects.
- 2. ZM74.6 - 7 Hopkins Avenue, northwest corner of
Corbett Avenue.
R-1 to an R-3 District.
- 3. ZM74.7 - 1701 Franklin Street, northwest corner
of California Street.
R-3 to an R-4 District.
- 4. CU74.54 - 1701 Franklin Street, northwest corner
of California Street.
Request for authorization to convert an
existing 12-room boarding house for use
as professional offices by four or more
attorneys; in an R-4 District.

5. CU74.55 - 1201 Ortega Street and 1935-39 19th Avenue.
Request for authorization to modify the approved expansion of the San Francisco Conservatory of Music by adding 2 adjacent lots fronting on 19th Avenue to the site and by substituting open parking for the basement parking which was previously proposed.
6. CU74.56 - 1449 Mendell Street, northeast corner of Palou Avenue.
Request for authorization to operate a mortuary in a C-2 District.

Minutes of the meeting of the Implementation Committee on Thursday, October 31, 1974 at 12:00 Noon.

Commissioners Present: Mrs. Charles B. Porter and Walter S. Newman

Staff Present: R. Spencer Steele and Wayne Rieke

Others Present: Larry Liebert of the San Francisco Chronicle,
Tim Eichenberg of SPEAK and three unidentified persons.

Mrs. Porter called the meeting to order at 12:25 .

Mr. Steele and Mr. Rieke presented each of the cases in turn using land use and zoning maps with photographs of some of the properties. The discussions which followed are outlined below:

CU74.51 - 1152-56 Clement Street. The location of this use at the end of a commercial strip adjacent to the landscaped Park Presidio Blvd. was discussed. The possibility of a parking variance in lieu of providing the required off-street parking in the rear yard was also discussed.

ZM74.6 - 7 Hopkins Avenue. The Commissioners were familiar with this property because of previous actions in the neighborhood. Discussion was very brief.

ZM74.7 &

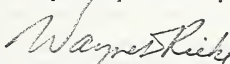
CU74.54 - 1701 Franklin Street. These two cases were considered together because they involve the same property and because one is dependent upon the other. Mr. Newman asked what changes would be made to the building and was told that the only exterior change would be a small plaque mounted on the wall of the building to identify the attorneys. Most of the discussion was related to what conditions might be attached to the approval of the use in the event that the Commission should decide to approve. Mr. Steele said that appropriate condition would limit the use to the applicant's firm, limit the time for conversion to attorney's office to a reasonable period as determined by the Zoning Administrator and indicate the policy of the Commission to initiate reclassification to a more restrictive district if present plans of the applicant are not carried out. Mrs. Porter expressed some doubt that the Planning Commission could or should bind future commissions by such a policy to reclassify back to a more restrictive district. She was assured that the attorney's offices would be moved in very soon if approved and that future commissioners would be free to evaluate conditions and determine whether the property should be reclassified.

However, they would benefit by knowing the policy of the Commission in 1974.

- CU74.55 - 1201 Ortega Street - Commissioners raised questions about the sincerity of The Conservatory representatives because they had expressed willingness to comply with Commission requirements in the past and now were saying that they couldn't comply with the underground parking, but were substituting a less satisfactory arrangement. Mr. Steele said that he felt that the Conservatory has a genuine economic problem in that they had been caught by unusual inflationary pressure compounded by delays in getting their project started. The alternative of trying to find off premises parking was discussed, but it seems very unlikely that such parking can be found. Mr. Newman asked if the 19th Ave. entrance and exit would be safe or if a 20th Ave. exit should be provided. Mr. Steele responded that he believed the 19th Avenue entrance would be safe because it is far enough from the corner of Ortega Street to afford good visibility and reaction time for motorists.
- CU74.56 - 1449 Mendell Street - This discussion included information that the facility is all ready to start operation and that two alternative possibilities for providing required off-street parking are being explored, and that landscaping would be provided if the use is approved.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,



Wayne Rieke
Acting Secretary

/18-22/74

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
NOVEMBER 18-22, 1974
100 LARKIN STREET

I. Neighborhood Plans Committee (Commissioners Rueda, Fleishhacker,
Ritchie)

TIME: Thursday, November 21, 1974, 1:30 p.m.

SUBJECT: Discussion of General Scope of Community Planning
Program (Area Planning).

II. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, November 21, 1974, 2:00 p.m.

SUBJECT: Review of December 5 Zoning Cases, as follows:

1. CU74.58 - 9 and 11 Girard Avenue, southeast corner
of Silver Avenue.
Request for authorization to operate a
Day Care Center primarily for children of
preschool age; in an R-2 District.
2. CU74.59 - 565 Bryant Street, south line, 190 feet east
of Fourth Street.
Request for authorization for an automobile
wrecking operation; in an M-2 District.
3. CU74.60 - 1520 O'Farrell Street, Apartment No. 1,
north line, approximately 80 feet east of
Hollis Street.
Request for authorization to operate a
child care center for ten pre-school age
children; in an R-3 District.

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COMMITTEE MEETINGS
OF THE
-SAN FRANCISCO
CITY PLANNING COMMISSION
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FEBRUARY

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 6-10, 1975
100 LARKIN STREET

I. City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie)

TIME: Thursday, January 9, 1975, 12:30 p.m.

SUBJECT: Review of BCDC Waterfront Advisory Committee's Proposed Special Area Plan for Bay Waterfront.

II. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, January 9, 1975, 1:15 p.m.

SUBJECT: Review of the following case which will be considered by the full Commission later in the afternoon:

CU74.53 - 15 Hill Street, south line, 85 feet west of Valencia Street.
Request for authorization for a 9-space parking lot to serve an adjacent bank; in an R-3 District.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 27-31, 1975
100 LARKIN STREET

DOCUMENTS

JAN 31 1975

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I. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, January 30, 1975, 1:00 P.M.

SUBJECTS:

A. Review of Zoning Cases to be considered by the full Commission on February 6, as follows:

1. CU75.2 - 1335 Lake Street, south side 90 feet east of 15th Avenue.
Request for authorization to renovate and enlarge the existing RESIDENTIAL CARE FACILITY to accommodate a maximum of 14 persons; in an R-3 District.
2. EE74.70 - Block bounded by Carolina, 19th, Wisconsin and 20th Streets.
Consideration of a draft Environmental Impact Report prepared in connection with Conditional Use Application (CU74.36).
3. CU74.36 - Block bounded by Carolina, 19th, Wisconsin and 20th Streets.
Request for authorization to permit the construction of a PLANNED UNIT DEVELOPMENT consisting of approximately 91 condominium dwelling units arranged so that the rear yard and other open space would be combined in an area common to all units rather than in private yards as otherwise required; in an R-3 District.
4. ZM74.5 - Block bounded by Carolina, 19th, Wisconsin and 20th Streets.
R-3 to an R-2 District.

5. ZM74.8 - Inner Sunset; Area generally bounded by Lincoln Way, Tenth Avenue, Kirkham Street, and Funston Avenue and 550 Kirkham Street. Proposal to change the zoning classification of those properties within the area described which are presently within R-4 and R-3 Districts to R-2 Districts.
- B. Introduction of background data with regard to major projects scheduled for review by City Planning Commission during February 1975.
1. Golden Gate Heights Residential Housing Development; Assessor's Blocks 1860B, 1928, 1928A, 1928B; EE74.72, R118.74.14.
 2. Community Development Block Grant Application; EE75.3.
 3. Bank of Tokyo of California Building at northeast corner of California and Sansome Streets; Assessor's Block 238.
 4. Bechtel Corporation Office Buildings at 345 Market Street, Assessor's Block 3710; EE74.224.
 5. Office Building at 444 Market Street, northwest corner of 4th Street; Assessor's Block 266; EE74.253, CU75.6.
- C. Review status of CU65.28 authorized for 101 States Street; Assessor's Block 2623.

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CITY PLANNING COMMISSION

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Minutes of the Implementation Committee meeting held in the office of the Director of Planning at 1:00 p.m. on Thursday, January 30, 1975.

Planning Commission members who attended were Mortimer Fleishhacker, Committee Chairman; Walter Newman and Hector Rueda.

Staff members who attended were Dean Macris, Director of Planning; Robert Passmore, Assistant Zoning Administrator; Selina Bendix, Environmental Review Officer; Richard Gamble, Planner IV; Wayne Rieke, Planner IV (Zoning); and Alan Billingsley, Planner II.

Larry Liebert represented the San Francisco Chronicle. About 10 unidentified persons attended the meeting.

CU75.2 - RESIDENTIAL CARE FACILITY AT 1335 LAKE STREET.

Wayne Rieke described the proposal and its relationship to the neighborhood using land use and zoning maps. In the discussion which followed, Commission members asked the staff to report, at the February 6 hearing on this matter, on the number and size of existing Residential Care Facilities in this neighborhood in order to determine whether or not the additional patients would constitute an undue impact on the neighborhood.

EE74.70, CU74.36 & ZM74.5 - THREE ITEMS RELATED TO THE PROPOSED DEVELOPMENT OF THE BLOCK BOUNDED BY CAROLINA, 19TH, WISCONSIN AND 20TH STREETS.

Robert Passmore explained that an Environmental Impact Report (EE74.70) had been prepared because the proposed 91 unit condominium development was to be considered as a planned unit development (CU74.36) and that ZM74.5 had been filed by some neighboring property owners who opposed the planned unit development. Wayne Rieke described the location of the project in relation to the existing development on Potrero Hill and pointed out that approximately 98 off-street parking spaces would be provided in a 75 car common garage under proposed tennis courts and in several smaller garages. He used the applicant's plot plan to show that the conditional use (planned unit development) application is necessary to substitute common open space for rear yards otherwise required.

Selina Bendix described the Environmental Impact Report with emphasis on alternatives that had been considered and on mitigating factors that would be pursued. Commissioner Fleishhacker asked Dr. Bendix whether an Environmental Impact Report would have been required if the project had not been a planned unit development requiring Commission action. He was advised that a project with this number of dwelling units would have required an Environmental Impact Report regardless of other consideration. Commissioner Newman asked if consideration had been given to the possibility of using proposition "J" funds to acquire the property for park use as advocated by some of the opponents to the project. He was advised that the property had not been considered for such acquisition because it is shown as appropriate for housing in the Residence Ele-

ment of the Comprehensive Plan, and not proposed for acquisition in the Recreation and Open Space Element.

Wayne Rieke then explained that a group of owners of neighboring property had filed an application to reclassify the property from an R-3 to R-2 to emphasize their opposition to the proposed development. A brief discussion followed.

ZM74.8 - INNER SUNSET RECLASSIFICATION PROPOSAL.

Alan Billingsley described the proposal to reclassify the property within the boundaries of Lincoln Way, 10th Avenue, Kirkham Street and Funston Avenue which is in either R-4 or R-3 zoning districts to an R-2 district. In the discussion which followed, Commissioners asked about the number and percentage of buildings which exceed the proposed R-2 regulations and asked about the effectiveness of Interim Controls in regulating new development in this area. They were told that no new development has been proposed in this area since the Interim Controls were adopted.

Robert Passmore briefly described each of the five items listed under B on the Committee Calendar and stated when they would be coming up for consideration by the Planning Commission. These items were:

1. Golden Gate Heights Residential Housing Development; Assessor's Blocks 1860B, 1928, 1928A, 1928B; EE74.72, R118.74.14.
2. Community Development Block Grant Application; EE75.3.
3. Bank of Tokyo of California Building at northeast corner of California and Sansome Streets; Assessor's Block 238.
4. Bechtel Corporation Office Buildings at 345 Market Street, Assessor's Block 3710; EE74.224.
5. Office Building at 444 Market Street, northwest corner of 4th Street; Assessor's Block 266; EE74.253, CU75.6.

Mr. Passmore reviewed the status of CU65.28 authorized for 101 States Street and it was agreed that this matter should come up for consideration by the Planning Commission at its regular meeting on February 27, 1975.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

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FEB 23 1975

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
FEBRUARY 24-28, 1975
100 LARKIN STREET

I. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, February 27, 1975, 12:00 Noon.

SUBJECTS: Review of Zoning Cases to be considered by the Full Commission on March 6, 1975, as follows:

- A. CU75.4 - 281 Masonic Avenue, northwest corner of Turk Street.
Request for authorization for an institution of higher learning (Lincoln University); in an R-2 district.
- B. CU75.10 - 100 Masonic Avenue, southeast corner of O'Farrell Street.
Request for authorization for a Residential Care Home (Mount Joseph's Home for Girls); in an R-3 district.
- C. CU75.5 - 800 Valencia Street, southwest corner of 19th Street.
Request for authorization for a car wash; in a C-M district.
- D. DR75.5 - Discretionary review of plans for enlargement of a Community Music Center at 544-552 Capp Street in a C-2 district proposed for reclassification to R-3.
- E. CU75.7 - 1278 La Playa, 100 feet north of Irving Street.
Request for authorization for a Residential Care Facility; in an R-4 district.
- F. ZM75.1 - Webster Street, east line, 87.5 feet north of Post Street.
R-4 to a C-2 district.

- G. CU75.9 - Jennings Street, west line, 240 feet northeast of Evans Avenue.
Request for authorization for a rendering plant; in an M-2 district.
- H. CU75.8 - 175 Quint Street, northeast corner of Custer Avenue.
Request for authorization for an automobile wrecking yard; in an M-2 district.

LA 24-28

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 24-28, 1975
100 LARKIN STREET

DOCUMENTS

MAR 27 1975

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I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, March 27, 1975, 12:00 Noon.

SUBJECTS:

- A. Review of Zoning Cases to be considered by full Commission on April 3, 1975, as follows:
1. CU75.8 - 175 Quint Street, Northeast corner of Custer Street.
Request for authorization for an automobile wrecking yard;
in an M-2 District.
 2. CU75.13 - 4136 Third Street, Northwest corner of Innes Avenue.
Request for authorization for an automobile wrecking yard;
in an M-1 District.
 3. CU75.16 - Jefferson Street, North line, between Mason and Taylor
Streets.
Request for authorization for a bakery, a use not related
to water-borne commerce or navigation; in a C-2 District
and in Northern Waterfront Special Use District No. 1.
 4. CU75.17 - 875 Fulton Street, South line, 110 feet East of Fillmore
Street.
Request for authorization for a residential care facility
for 18 persons with physical or mental handicaps; in an
R-3 District.
 5. CU75.18 - 101 and 105 California Street, South west corner of Davis
Street.
Request for authorization for a parking lot; in a C-3-0
District.
 6. CU75.19 - 1239 - 12th Avenue, West line, 250 feet South of Lincoln
Way.
Request for authorization for a residential care facility
for eight ambulatory adults; in an R-3 District.
 7. ZM74.9 - Mission District, Capp Street, West line, from 18th Street
to 26th Street and Bartlett Street, East line, from 22nd
Street to 26th Street.
C-2 to an R-3 District (Excluding some properties presently
in commercial rather than residential use).

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DOCUMENTS

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
APRIL 21-25, 1975
100 LARKIN STREET

I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, April 24, 1975, 12:30 p.m.

SUBJECTS:

- A. Review of Zoning Cases to be considered by full Commission on May 1, 1975, as follows:
 1. CU71.42 - 210, 222 and 240 Sansome Street, East line, 44.1 feet North of Pine Street.
Request for extension of authorization for a parking lot originally approved for a period of four years; in a C-3-0 District.
 2. CU74.50 - Belle Avenue, South line, opposite Chester Avenue and St. Charles Avenue, West line, 66.67 feet South of Belle Avenue.
Request for authorization for a parking lot to be located partly in San Francisco and partly in Daly City; in an R-1 District.
 3. ZM75.3 - Rickard Street, West end, approximately 315 feet west of Barneveld Avenue.
M-1 and R-1 to a C-M District.
 4. ZM75.4 - Northeast corner of California and Spruce Streets.
R-4 to a C-2 District.
 5. CU75.21 - Spruce Street, East line, 92.594 feet North of California Street.
Request for authorization for an access driveway to property at the Northeast corner of California and Spruce Streets if that property is reclassified to C-2; in an R-4 District.
 6. CU75.22 - 1451 Masonic Avenue, West line, 160.2 feet South of Frederick Street.
Request for authorization to continue an eleemosynary institution (a Library and museum for the American Indian Historical Society, Inc.) previously authorized for a period of five years; in an R-2 District.

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CITY PLANNING COMMISSION

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Minutes of the Implementation Committee meeting held Thursday,
April 24, 1975.

The Implementation Committee met pursuant to notice on Thursday,
April 24, 1975, at 12:30 p.m. in the Commission meeting room at 100 Larkin
Street.

PRESENT: Mortimer Fleishhacker, Chairman; and Mrs. Charles B.
Porter, member.

ABSENT: Hector E. Rueda, member.

The staff of the Department of City Planning was represented by
R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator);
Wayne Rieke, Planner IV and Alan Billingsley, Planner II.

Mr. G. J. Sandstrom of MacDonald Products Company, applicant for ZM75.4
and CU75.21 was in the audience. Two other unidentified persons were also
present.

Chairman Fleishhacker called the meeting to order and Mr. Steele pre-
sented each of the six cases on the calendar in order.

CU71.42 - 210, 222, and 240 Sansome Street, East line 44.1 feet north
of Pine Street.

In the discussion of the proposed continuation of the existing parking
lot for 5 additional years, comments were made that lot was well designed.
Mr. Steele stated that the applicant had changed his request so that he is
now requesting only a three year extension.

CU74.50 - Belle Avenue, South line, opposite Chester Avenue and
St. Charles Avenue, West line, 66.67 feet South of Belle
Avenue.

The brief discussion of this case centered around the probable effect
the lot would have on the neighborhood and the effect it would have on commut-
ing patterns of those who might otherwise drive all the way downtown.

ZM75.3 - Rickard Street, West end, approximately 315 feet West of
Barneveld Avenue.

In the brief discussion of this case it was brought out that the pro-
posed C-M district is the most restrictive district which would permit the
proposed use and that the entire parcel is proposed to be reclassified to
the same zoning district. It was mentioned that a neighborhood block club
has expressed concern about this proposal.

ZM75.4 - California and Spruce Streets, northeast corner.

CU75.21 - Spruce Street, East line North of California Street.

Since the two above proposals are really two parts of the same proposal, they were discussed together. Mr. Steele stated that the applicant has asked for a continuance because the bank which prepared the plans for this case has now decided to withdraw and a new bank will probably go ahead to develop the property if approval is given. There was some discussion of the existing zoning pattern and the question of how this proposal relates to previous Commission policy with regard to this neighborhood.

CU75.22 - 1451 Masonic Avenue, West line 160.2 feet South of Frederick Street.

The discussion of this case involved the nature of the use and its history. The Commissioners indicated that approval will probably be given unless it is shown that the existing use has been detrimental to the neighborhood.



Wayne Rieke
Acting Secretary

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MAY 26-30, 1975
100 LARKIN STREET

DOCUMENTS

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I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, May 29, 1975, 12:00 Noon

SUBJECTS:

- A. ZM75.4 California & Spruce Streets, Northeast Corner.
R-4 to a C-2 District.
(Postponed from meeting of May 1, 1975)
- N.B. A request for withdrawal was received May 2, 1975.
- B. CU75.21 Spruce Street, East line, 92.594 feet north of
California Street.
Request for authorization for an access driveway to
property at the northeast corner of California and
Spruce Streets.
(Postponed from meeting of May 1, 1975)
- N.B. A request for withdrawal was received May 2, 1975.
- C. EE74.140 Public Hearing on Draft Environmental Impact Report
for a 13-story office building proposed for the north-
east corner of Howard & Main Streets.
- D. CU75.23 2861 Sacramento Street, South line, 107.50 feet East
of Divisadero Street.
Request for authorization for professional offices for
psychiatrists; in an R-4 District.
- E. CU75.24 1916 Broderick Street, East line, 77.5 feet South of
Sacramento Street.
Request for authorization to continue an existing
residential care facility; in an R-3 District.
- F. CU75.25 361 Oak Street, South line, 137.5 feet East of Laguna St.
Request for authorization for professional offices;
in an R-4 District.

- G. CU75.26 24 & 26 Randolph Street, North line, 75 feet East of Bright Street.
Request for authorization for a residential care facility for 10 persons; in an R-3 District.
- H. ZM75.6 2040 Union Street and rear portion of lot at 3027 Buchanan Street.
R-3 to a C-2 District.
- I. ZM75.7 Steiner Street, East line, 112.5 feet North of Ellis St.
R-3 to a C-2 District.
NOTE: This proposal is pursuant to the provisions of the adopted Redevelopment Plan for the area.
- J. ZM75.8 Webster Street, West line, 137.5 feet North of O'Farrell Street.
R-3 to a C-2 District.
NOTE: This proposal is pursuant to the provisions of the adopted Redevelopment Plan for the area.
- K. ZM75.9 1601-15 Laguna Street, North west corner of Post Street.
R-4 to a C-2 District.
NOTE: This proposal is pursuant to the provisions of the adopted Redevelopment Plan for the area.
- L. ZM75.10 Franklin Street, East line, between Turk and Elm Streets.
R-4 to a C-2 District.
NOTE: This proposal is pursuant to the provisions of the adopted Redevelopment Plan for the area.

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SAN FRANCISCO
CITY PLANNING COMMISSION

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Minutes of the Implementation Committee Meeting held Thursday, May 29, 1975.

The Implementation Committee met pursuant to notice on Thursday, May 29, 1975, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

PRESENT: Mortimer Fleishhacker, Chairman, and Hector E. Rueda, member of the Implementation Committee.

ABSENT: Mrs. Charles B. Porter, member of the Implementation Committee.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator) and Wayne Rieke, Planner IV (Zoning).

There were no representatives of the press or the public present.

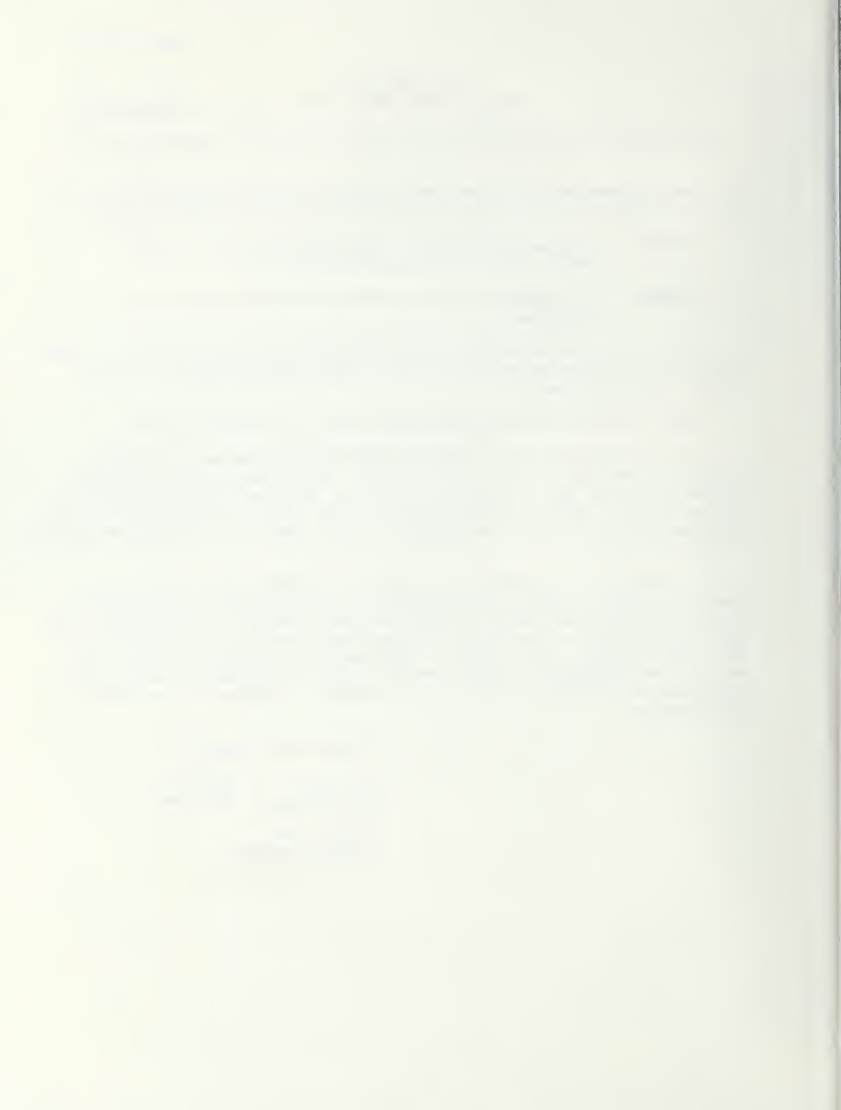
Mr. Steele reviewed the important facts of each case on the attached calendar in the order shown on the calendar. Commissioners had sets of case reports with maps, and the Land Use and Zoning maps were posted on the wall. The only item in which the discussion raised new questions not answered in the calendar or the case report was item G. on the calendar, conditional use application No. CU75.26.

In connection with CU75.26, at 24 and 26 Randolph Street, Commissioner Rueda asked that the staff try to find out how the number of residential care homes in San Francisco compares to that in other counties of the Bay Area. He felt that perhaps San Francisco is getting more than its share of such homes for various reasons, and he wants to know whether his feeling is correct or not. If he is correct, he would like the staff to consider more restrictive guidelines for limiting the number and location of residential care homes in San Francisco.

Respectfully submitted,

Wayne Rieke

Wayne Rieke
Acting Secretary



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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

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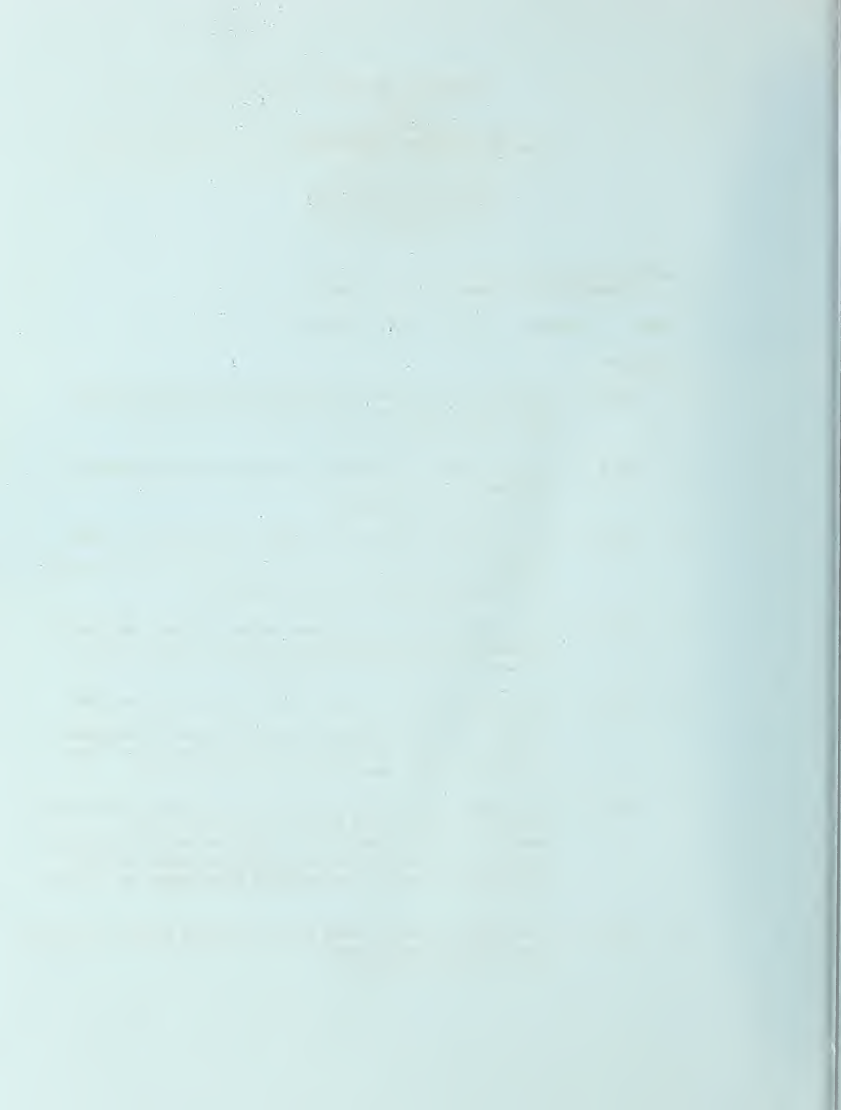
NOTICE OF CALENDARS
FOR MEETINGS SCHEDULED
JULY 28-AUGUST 1, 1975
100 LARKIN STREET

I. Implementation Committee
(Commissioners Newman, Porter, Rueda)

TIME: Thursday, July 31, 1975, 12:00 Noon

SUBJECTS:

- A. DR75.7 - Discretionary Review of Building Permit Application No. 437809 for a 4-story, 6-unit apartment building at 2106 - 24th Street.
- B. ZM75.13 - Pacific Avenue, north line, between Baker and Broderick Streets.
R-4 to an R-1-D District.
- C. CU75.31 - 467 Fair Oaks Street, west line, 59 feet North of 26th Street.
Request for authorization for a residential care facility for 12 aged persons; in an R-3 District.
- D. CU75.33 - 228 Collins Street, southeast corner of Geary Boulevard.
Request for authorization for a 2-stall self-service automobile wash; in a C-2 District.
- E. CU75.34 - 1201 Ortega Street, south line, between 19th and 20th Avenues.
Request for authorization for modification of approved parking plan and conversion of dwelling at 1437 - 19th Avenue to office use; in R-1 and R-3 Districts.
- F. CU75.35 - Brotherhood Way, south line, 2575 feet East of Lake Merced Boulevard and 895 feet West of Thomas More Way.
Request for authorization for construction of a two-story building to accomodate offices and classrooms for the California School of Professional Psychology; in an R-1-D District.
- G. ZM75.14 - 1290 Egbert Avenue, south side of Ingalls Street and south-west side of Donner Street.
R-1 to an M-1 District.



- H. DR75.5 - Discretionary Review of Building Permit Application No. 445324 for construction of a 2-story classroom building on Whittier Street, 115 feet southeast of Mission Street.



SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the ^{Plen} Implementation Committee Meeting held Thursday, July 31, 1975.

The Implementation Committee met pursuant to notice on Thursday, July 31, 1975, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

Members PRESENT: Mrs. Charles B. Porter and Hector E. Rueda, members of the Implementation Committee, and Walter Newman, President of the City Planning Commission.

Member ABSENT: Mortimer Fleishhacker, Chairman.

The staff of the Department of City Planning was represented by Robert W. Passmore, Assistant Zoning Administrator (Planner V Zoning), Wayne Rieke, Planner IV (Zoning), Robert H. Feldman, Planner II, Paul L. Rosetter, Planner II.

There were no representatives of the press or public present.

Mr. Passmore reviewed the important facts of each case on the attached calendar in the order shown on the calendar. Commissioners had sets of case reports with maps and the Land Use and Zoning District maps were posted on the wall. Mr. Rieke responded to questions concerning ZM75.13, CU75.31, CU75.33, CU75.35 and ZM75.14. Mr. Feldman responded to questions concerning CU75.34 and Mr. Rosetter presented and responded to DR75.5 and DR75.7.

Commissioner Porter requested that staff look into the "Ronnie Rolf bequest" as it relates to the Grant School site and ZM75.13. Mr. Passmore responded to Commissioner Rueda's questions concerning a reclassification to a P zoning district of Pacific Avenue between Baker and Broderick Streets.

Commissioner Porter questioned Mr. Passmore concerning Art Commission and other review of Unified School District buildings, including schools, and discussed the problem of reduction of street parking by multiple curb cuts of new apartment buildings.

At 1:00 P.M. the meeting was adjourned and the Commissioners and Mr. Passmore made a field inspection of the properties in the City involved in the matters above.

Respectfully submitted,

Robert H. Feldman

Robert H. Feldman
Acting Secretary



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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
AUGUST 25-29, 1975
100 LARKIN STREET

I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, August 28, 1975, 12:00 Noon

SUBJECTS:

A. Review of Zoning Cases to be considered by Full Commission on
September 4, 1975, as follows:

1. CU75.37 - 1300 Columbus Avenue, east line, between Beach and North Point Streets.

Request for authorization to modify an existing hotel by conversion of ground level parking spaces to a 175 seat bar having direct access to Beach Street in a C-2 District and in Northern Waterfront Special Use District No. 2.

2. CU75.38 - 2665 - 28th Avenue, west line, 400 feet South of Vicente Street.

Request for authorization to construct a classroom building for use with an existing developmental day care center primarily for developmentally disabled children; in an R-1 District.

3. ZM75.2 & ZM75.15 - Outer Sunset, area generally bounded by Lincoln Way, Great Highway, Noriega Street, and Sunset Boulevard.
R-4 & R-3 Districts to R-2 or Intermediate Districts.



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Minutes of the Implementation Committee Meeting held Thursday, August 28, 1975.

The Implementation Committee met pursuant to notice on Thursday, August 28, 1975, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

Members PRESENT: Mortimer Fleishhacker, Chairman; Mrs. Charles B. Porter and Hector E. Rueda.

Members ABSENT: None.

The staff of the Department of City Planning was represented by R. Spencer Steele, Zoning Administrator, and Robert H. Feldman, Planner II.

There were no representatives of the press or public present.

Mr. Feldman presented the facts of the cases coming before the Commission on September 4, 1975, including Conditional Use Applications CU74.37 and CU75.38 and Reclassification Applications ZM75.2 and ZM75.15.

Discussion by the members of the Committee centered around the Outer Sunset Reclassification Applications. Mr. Steele responded to questions concerning the present development of the area and the effect of a reclassification on the properties in the subject area. Mr. Feldman outlined the arguments for a reclassification. Chairman Fleishhacker questioned the standing of applicants and neighborhood associations in zoning matters. Mr. Rueda questioned the effect of zoning on maintenance of property.

At 1:00 P.M. the meeting was adjourned and the Commissioners and Mr. Steele left for a field inspection of the subject areas and sites.

Respectfully submitted,

Robert H. Feldman
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
SEPTEMBER 22-26, 1975
100 LARKIN STREET

I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, September 25, 1975, 12:00 Noon

SUBJECTS:

- A. ZM75.13 - Pacific Avenue, north line, between Baker and Broderick Streets.
R-4 to an R-1-D District.
(Under Advisement from meeting of August 7, 1975)
- B. ZM75.14 - 1290 Egbert Avenue, south side of Ingalls Street and southwest side of Donner Street.
R-1 to an M-1 District.
(Under Advisement from meeting of August 7, 1975)
- C. CU75.39 - Folsom Street, southeast corner of 20th Street.
Request for authorization for an off-street parking lot; in an R-3 District.
- D. CU75.36 - 951 Hudson Avenue, south line, East of Hunters Point Boulevard.
Request for authorization for automobile dismantling and sale of automobile parts and accessories.
- E. MP75.1 - Review of an Institutional Master Plan for Ralph K. Davies Medical Center on property located at the southeast corner of Castro Street and Duboce Avenue.
- F. MP75.2 - Review of Institutional Master Plan for St. Joseph's Hospital on property located at 355 Buena Vista Avenue East.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee Meeting held Thursday,
September 25, 1975.

The Implementation Committee met pursuant to notice on Thursday,
September 25, 1975, at 12:00 Noon in the Commission meeting room
at 100 Larkin Street.

MEMBERS PRESENT: Mortimer Fleishhacker, Chairman, Mrs. Charles
B. Porter, and Walter Newman, President of
the Commission.

MEMBERS ABSENT: Hector E. Rueda

The staff of the Department of City Planning was represented by
Robert W. Passmore, Assistant Zoning Administrator (Planner V),
Wayne Rieke, Planner IV, Alan Billingsley, Planner II, and Robert
H. Feldman, Planner II.

The meeting was attended also by Mary McMahon, staff repre-
sentative of the Coalition of San Francisco Neighborhoods and John
Bardis of the Mt. Sutro Defense Committee.

The meeting was called to order by Chairman Fleishhacker at
12:00 Noon.

Mr. Passmore reviewed the status of reclassification Applications
ZM75.13 and ZM75.14, under advisement from the August 7, 1975 public
hearing of the Commission to the October 2, 1975 public hearing.
Mr. Newman and Mr. Fleishhacker discussed with Mr. Passmore the eco-
nomic aspects of possible zoning changes of the subject property on
Pacific Avenue. Mrs. Porter stated that the vacant portion of this
property is presently being used as a parking lot and distinguished
this area from Seacliff and St. Francis Wood R-1-D areas. Mr. Pass-
more explained the staff recommendation and the possible impact of
new zoning regulations that may be adopted in the next year. Mr.
Rieke and Mr. Passmore, in answer to the Commissioner's question of
light industrial use by a successor private owner, explained that
any future sale by the Unified School District of the Egbert Avenue
property would require a Master Plan Referral to the Commission.

Mr. Billingsley presented MP75.2, review by the Commission of
the Institutional Master Plan for St. Joseph's Hospital, and answered
Commissioners' questions concerning the rumored closing of the facil-
ity, effects on traffic of the proposal, and neighborhood concerns
about the Spanish character of the design of its buildings. Mr.
Passmore explained the difference between state and local regulations
regarding seismic safety.



Mr. Passmore and Mr. Billingsley then presented MP75.1, the review by the Commission of the Institutional Master Plan for the Ralph K. Davies Medical Center, and answered questions concerning the rooftop emergency heliport, the proposed parking structures, and the medical offices to be included in the research buildings. Mr. Passmore listed the major staff concerns: (1) the relationship of the Noe Street access to the protected residential area program; (2) the 14th Street access and the PRA program; and (3) possible view blockage. Mrs. Porter commented that the facility had done a terrific job of landscaping, Mr. Newman said that it appeared to be an example of good land utilization, and Mr. Fleishacker said that the property had changed markedly in appearance over the past few years. Mrs. Porter pointed out the neighborhood concerns with medical office buildings in other parts of the City.

Mr. Rieke presented Applications CU75.36 and CU75.39 to be heard at the October 2, 1975, hearing of the Commission. The Commissioners discussed automobile wrecking yards generally and the neighborhood concerns in these matters. Mr. Rieke answered questions concerning the applicants and their businesses in these two cases. Mr. Newman suggested that if approved, the Folsom Street parking lot should have imposed as a condition to approval that proper landscaping be maintained and that this lot would be for the use of customers of the applicant only.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Robert H. Feldman".

Robert H. Feldman
Acting Secretary

17-21/75

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
NOVEMBER 17-21, 1975
100 LARKIN STREET

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- I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Thursday, November 20, 1975, 12:00 Noon.

SUBJECTS:

- A. CU75.15 - 240 - 7th Street, west line, 275 feet southeast of Howard Street.
Request for authorization for an 11-space automobile parking facility for a hotel; in a C-3-S District.
- B. CU75.40 - Blocks bounded by Egbert and Carroll Avenues and Fitch and Earl Streets.
Request for authorization for an automobile wrecking operation; in an M-1 District.
- C. CU75.50 - Rankin Street, east line, between Evans and Davidson Avenues.
Request for authorization for an automobile wrecking operation; in an M-2 District.
- D. ZM75.16 - 2040 Union Street and 3027 Buchanan Street, the rear 15 x 27.5 feet portion of the Buchanan Street lot which is proposed to be added to the Union Street lot.
R-3 to a C-2 District.
- E. CU75.53 - 156-162 Guerrero Street, west line, 105 feet south of Clinton Park.
Request for authorization to continue to use the subject property as a parking lot for 43 cars as part of the service operation of S & C Motors, Inc.
- F. CU75.54 - 2711 and 2715-17 Pine Street, south line, 100 feet west of Divisadero Street.
Request for authorization for a private non-commercial recreational open use (one tennis court); in an R-3 District.
- G. MP75.3 - Review of Institutional Master Plan for St. Francis Memorial Hospital.

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~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~

~~Minutes of the Implementation Committee of the City Planning Commission held Thursday, November 20, 1975.~~

The Implementation Committee met pursuant to notice on Thursday, November 20, 1975, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

MEMBERS PRESENT: Mrs. Charles B. Porter, Chairperson, Mortimer Fleishacker, and Hector Rueda.

MEMBERS ABSENT: None.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), Wayne Rieke, Planner IV, Janis Birkeland, Planner III-Urban Design, and Robert H. Feldman, Planner II and Acting Secretary.

No one was present in the audience.

The meeting was called by Mrs. Porter at 12:00 Noon and it was announced that a Special Executive Session of the Planning Commission would begin promptly at 12:30.

Janis Birkeland, Planner III-Urban Design presented the Institutional Master Plan of St. Francis Hospital and answered questions from the Commissioners. Mr. Fleishacker said that he felt the Commission would not approve expansion of a hospital or medical center where there would be demolition of substantial housing as a result. Mrs. Porter expressed concern for the problem of location of medical office buildings.

Robert H. Feldman, Planner II, presented Application CU75.15 and Wayne Rieke, Planner IV, presented Application CU75.40, both in a very brief manner. Mr. Steele summarized the remaining cases on the December 4, 1975, Commission calendar.

The meeting was adjourned at 12:30 P.M.

Respectfully submitted,



Robert H. Feldman
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 5-9, 1976
100 LARKIN STREET

I. Implementation Committee
(Commissioners Fleishhacker, Porter, Rueda)

TIME: Wednesday, January 7, 1976, 12:00 Noon.

SUBJECTS:

- A. CU75.49 - 355 Buena Vista Avenue East, the west side of Park Hill Avenue and the north side of Roosevelt Way.
Request for authorization to renovate St. Joseph's Hospital; in an R-4 District.
- B. ZM75.18 - Vulcan Stairway between Levant and Ord Streets.
R-2 to an R-1 District.
- C. CU75.56 - 1234 Pine Street, north line, 115 feet west of Leavenworth Street.
Request for authorization for continuation of a non-conforming parking garage beyond the present termination date of May 2, 1980; in an R-5 District.
- D. CU75.57 - 1434 - 7th Avenue, east line, 200 feet South of Judah Street.
Request for authorization to increase the number of residents of a residential care facility from 6 to 10; in an R-2 District.
- E. CU75.58 - 2425 Ocean Avenue, south line, approximately 412 feet East of Junipero Serra Blvd.
Request for authorization for a veterinary hospital specializing in animal birth control; in a C-2 District.
- F. CU75.61 - 255-257 Arguello Blvd., west line, 75 feet North of California Street.
Request for authorization for professional (law) offices in an existing two-family dwelling; in an R-4 District.

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Minutes of the Implementation Committee of the City Planning Commission held Wednesday, January 7, 1976.

The Implementation Committee met pursuant to notice on Wednesday, January 7, 1976, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

MEMBERS PRESENT: Mrs. Charles B. Porter, Chairperson, and Mortimer Fleishhacker.

MEMBER ABSENT: Hector Rueda.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), Wayne Rieke, Planner IV, Janis Birkeland, Planner III- Urban Design, and Robert H. Feldman, Planner II and Acting Secretary.

No one was present from the public or press in the audience.

The meeting was called by Mrs. Porter at 12:00 Noon.

Janis Birkeland presented Case No. CU75.49, and Mr. Steele presented the other five cases to be heard on the Commission calendar at 2:30 and 3:00 p.m., ZM75.18, CU75.56, CU75.57, CU75.58 and CU75.61. Zoning and land use maps, as well as photographs, were used in these presentations. Ms. Birkeland responded to questions concerning St. Joseph's Hospital and Messrs. Steele, Rieke and Feldman responded to questions concerning the other five cases. Mrs. Porter asked for additional information concerning the subject properties of reclassification application No. ZM75.18.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,



Robert H. Feldman
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
FEBRUARY 23-27, 1976
100 LARKIN STREET

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FEB 26 1976

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I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, February 26, 1976, 12:00 Noon

SUBJECTS:

- A. Review of Cases to be considered during the Zoning Hearing to be held on March 4, 1976.
1. CU75.62 - 175 Quint Street at the northeast corner of Custer Street.
Request for authorization to operate an automobile wrecking yard; in an M-2 District.
 2. CU76.4 - 1450 California Street, north side between Larkin and Polk Streets.
Request for authorization for a Veterinary clinic for cats requiring no exterior structural modifications in a store space formerly known as the Funky Flea Market; in a C-2 District.
 3. CU76.5 - 47 Jefferson Street, south side, 80 feet west of Powell Street.
Request for authorization for a car rental facility with identification signs, a rental office building and space for 20 rental cars in an existing public parking lot; in a C-2 District.
 4. ZM76.1 - 60 Onondaga Avenue, north-westerly corner of Alemany Boulevard.
R-3 to a C-2 District.
- B. Review of Implementation Activities in Work Program and Budget of Department of City Planning for fiscal year 1976-77.

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SAN FRANCISCO

CITY PLANNING COMMISSION

(Plan)

PUBLIC COMMENT

Minutes of the Implementation Committee Meeting held on Thursday,
February 26, 1976.

The Implementation Committee met pursuant to notice on Thursday, February 26, 1976, at 12:00 noon in the Planning Commission Meeting Room, 100 Larkin Street.

PRESENT: Charles Starbuck, Chair; Sue Bierman and Ina Dearman, members of the Committee.

ABSENT: None

The staff of the Department was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), Robert W. Passmore, Assistant Zoning Administrator, Paul Rosetter, Planner II, and Wayne Rieke, Planner IV (Zoning), Acting Secretary.

Mrs. Dorice Murphy, a citizen of San Francisco was also present.

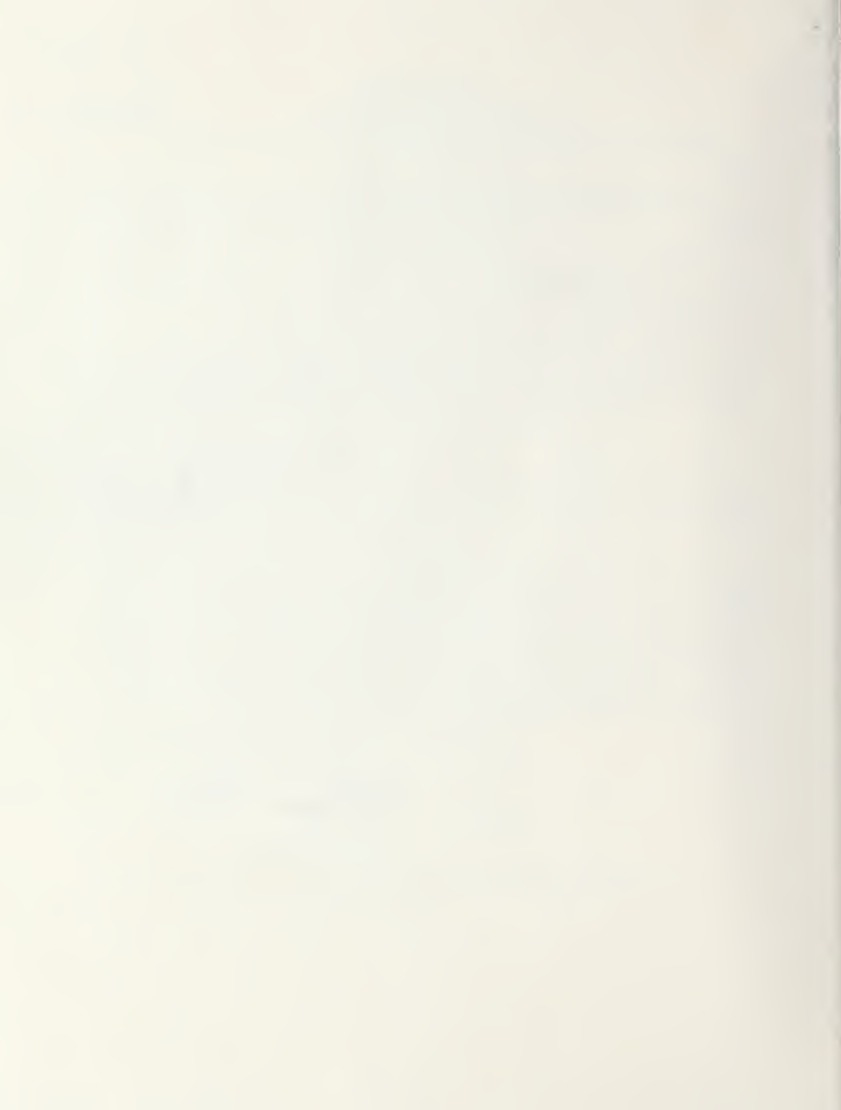
The four cases were presented in the order that they appeared on the calendar. Questions about the cases were answered by Mr. Steele, Mr. Rosetter and Mr. Rieke. Discussion of the cases did not develop any information not already covered in case reports distributed before the meeting.

Mr. Steele and Mr. Passmore presented to the Committee members an oral report of the need for additional staff to keep up with implementation work required by the City Planning Code and required to respond to demands by citizens groups. Mr. Steele mentioned particularly the need for additional persons for the Office of Environmental Review, to provide staff to the Landmarks Preservation Advisory Board and for enforcement work. Mr. Passmore mentioned the need to continue working on the Residential Zoning Study. At 1:00 p.m., the matter under discussion was continued to another date so that the Commission members could go on the scheduled field trip.

Respectfully Submitted,



Wayne Rieke
Acting Secretary



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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 1-5, 1976
100 LARKIN STREET

- I. Implementation Committee - Special Meeting
(Commissioners Starbuck, Bierman, Dearman)

TIME: Monday, March 1, 1976, 11:00 A.M.

SUBJECTS:

- A. Review of Implementation Activities in Work Program and Budget
of Department of City Planning for fiscal year 1976-77.
(Continued from meeting of February 26, 1976).

- II. Budget & Personnel Committee
(Commissioners Rosenblatt, Dearman, Lau)

TIME: Thursday, March 4, 1976, 12:30 P.M.

SUBJECT:

- A. Discussion of Personnel & Administrative Matters.

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION
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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 22-26, 1976
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, March 25, 1976, 12:00 Noon

SUBJECTS:

- A. Review of Zoning Cases scheduled for consideration during the Regular Meeting of the City Planning Commission on April 1, as follows:
1. CU76.9 - 900 Hyde Street, Northeast corner of Bush Street.
Request for authorization to construct a new hospital facility in phased increments; in an R-5-C District.
 2. ZM75.11 - The property to the West of Rickard Street and to the rear of the parcels from 142 to 198 Gaven Street, approximately 2½ acres of vacant land.
M-1 to an R-1 or other appropriate District.
 3. CU75.52 - Westerly half of the block bounded by Jefferson, Jones, Leavenworth and Beach Streets.
Request for authorization for a 125 room hotel as part of a 2-building commercial development; in a C-2 District and in Northern Waterfront Special Use District No. 2.
 4. CU75.60 - 1990 California Street, Northeast corner of Octavia Street.
Request for authorization to use the existing 12-unit building as a private dining club; in an R-3.5 District.

Addendum to San Francisco City Planning Commission
Implementation Committee Agenda for Thursday, March
25, 1976 at 12:00 Noon.

5. CU76.6 - Pier 9, East side of The Embarcadero opposite the end of Vallejo Street.
Request for authorization for use other than operations directly related to the conduct of water-borne commerce or navigation in the existing enclosed pier shed by the Crowley Maritime Corporation; in Northern Waterfront Special Use District No. 1 and in an M-1 District.
6. CU76.7 - 1251 Second Avenue, Southwest corner of Hugo Street.
Request for authorization for use of the existing building as administrative offices for projects of the American Friends Service Committee, a philathropic or eleemosynary institution; in an R-2 District.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee of the City Planning Commission held on Thursday, March 25, 1976.

The Implementation Committee met pursuant to notice on Thursday, March 25, 1976, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

MEMBERS PRESENT: Charles Starbuck, Chair; Sue Bierman and Ina Dearman, members of the Committee.

MEMBERS ABSENT: None.

The staff of the Department of City Planning was represented by Robert W. Passmore, Assistant Zoning Administrator; Wayne Rieke, Planner IV; Paul Rosetter, Planner II; and Robert H. Feldman, Planner II and Acting Secretary.

James E. Read, Environmental Engineer, representing the San Francisco Port Commission, and Beatrice Kerstenbaum, representing the Pacific Heights Associations, were also present.

The six zoning cases to be presented to the Commission on April 1, 1976, were presented to the Committee by the staff using maps, plans and photographs. Mr. Rieke and Mr. Passmore presented Application No. ZM75.11 and the zoning history of the subject property. Commissioner Starbuck noted the possibility of P (Public) designation.

Mr. Rosetter presented Application No. CU76.9 for expansion of St. Francis Hospital and noted that the Department hadn't received notice of review by the State Clearinghouse in Sacramento as to state agency environmental review of the project. Commissioner Bierman questioned the effect of expansion on the windows of the existing building and noted the absence of open space in the plan.

Mr. Rieke presented Application No. CU75.52 and answered questions concerning the ownership of the property. Mr. Passmore briefly described the history of the development of the block and the parking situation. Commissioner Bierman noted the difference in style of the proposed project and the Cannery, and questioned the use of data supplied by the applicant for environmental evaluation.

Mr. Feldman presented Application No. CU75.60. Commissioner Bierman asked about the number of persons to be served at the proposed private dining club. Mr. Passmore indicated that Building Code standards could affect the proposal and hadn't yet been studied.

Mr. Rieke presented Application No. CU76.6. James Read of the Port Commission staff answered Commissioners' questions regarding the proposed use of the pier shed. Mr. Rieke also presented Application No. CU76.7 for legalization of existing philanthropic offices and conditional use authorization of additional offices in a residential zoning district. Commissioner Dearman noted the difficulty of finding parking spaces in this neighborhood.

The meeting was adjourned at 1:03 P.M. after which the Commissioners left on a field trip to the subject sites with Mr. Rieke.

Respectfully submitted,

Robert H. Feldman

Robert H. Feldman
Acting Secretary

S.F.

COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
APRIL 26-30, 1976
100 LARKIN STREET

DOCUMENTS

APR 27 1976

CITY PLANNING COMMISSION

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, April 29, 1976, 12:00 Noon

SUBJECTS:

A. Review of Zoning Cases scheduled for consideration during the Regular Meeting of the City Planning Commission on May 6 as follows:

1. CU76.11 - North and west side of Crestmont Drive, North of Oakhurst Lane.
Request for modification of a previously approved conditional use authorization (CU62.53) to allow construction of 5 duplex houses instead of a 32 unit apartment building, and to modify other conditions of the previous authorization as may be appropriate.
2. CU76.12 - 1145 Bush Street, South line, 222 feet East of Hyde Street.
Request for authorization to construct a second floor addition to the existing building and to use the entire building for medical offices; in an R-5-C District.

B. Review of Current Status of Residential Zoning Study.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee of the Planning Commission held on Thursday, April 29, 1976.

The meeting of the Implementation Committee of the Planning Commission met pursuant to notice at 12:15 p.m. in the Commission meeting room at 100 Larkin Street.

MEMBERS PRESENT: Starbuck, Chair, and Bierman and Dearman, members of the Committee and Rosenblatt, member of the Commission.

MEMBERS ABSENT: None.

The Department of City Planning was represented by R. Spencer Steele, Zoning Administrator; Robert Passmore, Planner V; Wayne Rieke, Planner IV; Paul Rosetter, Planner II; Robert H. Feldman, Planner II and Acting Secretary. Russell Watson and Mark Winogrand, both Planner II, attended during the Residential Zoning Study presentation.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board and Mary McMahon of the Coalition of San Francisco Neighborhoods were also present during the meeting.

The following items were discussed:

1. Robert Passmore presented an overview of the procedures to be followed during the coming months for the Residential Zoning Study. He reported on the participation of the Department with the Mayor's task force on child care, and on the Gruen and Gruen economic and social impact study on proposed changes in zoning.
2. Wayne Rieke presented application No. CU76.11 to be heard by the full Commission on May 6. He gave a history of the Planned Unit Development on the subject property and the proposed changes in it.
3. Paul Rosetter presented application No. CU76.12 for professional offices in an R-5-C district and answered questions from the members concerning the matter.

The meeting was adjourned at 1:22 p.m.

Respectfully submitted,



Robert H. Feldman
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MAY 24-28, 1976
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, May 27, 1976, 12:00 Noon

SUBJECTS:

A. Review of Zoning Cases scheduled for consideration during the
Regular Meeting of the City Planning Commission on June 3 as follows:

1. CU76.13 - 263 Parnassus Avenue, South line, between Willard Street and Woodland Avenue.
Request for authorization to permit an existing 6-person residential care facility to expand its care to serve 8 aged persons; in an R-3 District.
2. CU76.16 - 55 Napoleon Street, South line, 189 feet East of Evans Avenue.
Request for authorization to continue and expand an existing automobile dismantling operation first approved in 1971; in an M-2 District.
3. CU76.17 - 827 Guerrero Street, East line, 27.5 feet North of Liberty Street.
Request for authorization to continue an existing residential care facility for 28 developmentally disturbed adults from 18 to 65 years of age; in an R-4 District.
4. CU76.11 - North and West side of Crestmont Drive, North of Oakhurst Lane.
Request for modification of a previously approved conditional use authorization (CU62.53) to allow construction of 5 duplex houses instead of a 32 unit apartment building, and to modify other conditions of the previous authorization as may be appropriate.
(Under Advisement from meeting of May 6, 1976)

B. Discussion of Possible Discretionary Review Matters.

C. Discussion of Residential Zoning Study Program.

- SAN FRANCISCO
- CITY PLANNING COMMISSION

55.70 Minutes of the Implementation Committee meeting held Thursday, May 27, 1976.

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27-76 The Implementation Committee met pursuant to notice on Thursday, May 27, 1976 at 12:00 Noon in the Planning Commission Meeting Room at 100 Larkin Street.

PRESENT: Charles Starbuck, Chairman, Implementation Committee, Susan J. Bierman and Ina F. Dearman, members of the Implementation Committee of the City Planning Commission.

The staff of the Department was represented by R. Spencer Steele, Zoning Administrator; Robert W. Passmore, Assistant Zoning Administrator; Robert H. Feldman, Planner II; Katherine Hermann, Planner II and Wayne D. Rieke, Planner IV, Acting Secretary.

DOCUMENTS

There were no others present.

JUN 23 1976

The following items were discussed briefly:

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1. Residential Zoning Study. Mr. Passmore reported that five neighborhood meetings are being set up beginning the last week in June. There may be some corrections to the maps and other information in connection with the Residential Zoning Study that should be reviewed by the Planning Commission prior to the first of such meetings.

2. CU76.13 - 263 Parnassus Avenue. This proposal is to expand an existing home for six elderly persons to accommodate eight such persons by adding beds in existing rooms.

3. CU76.16 - 55 Napoleon Street. This proposal is to continue and to expand an existing automobile dismantling operation.

4. CU76.17 - 827 Guerrero Street. This proposal is to add beds in an existing residential care facility to increase the capacity from 25 mentally developmentally disabled adults to 28 such persons.

5. CU76.11 - Crestmont Drive north of Oakhurst Lane. This proposal is to change conditions of a previously authorized planned unit development to allow construction of five duplexes instead of a thirty-two unit apartment house which originally would have had common recreational facilities in lower floors.

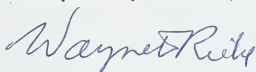
6. 2140 Bush Street. This was a condominium subdivision previously approved by the City Planning Commission and which will be coming back for further review.

7. DR76.10 - 2040 Laguna Street. This proposal is for a 22 unit apartment building in R-4 district. The site is proposed to be reclassified to an RH-2 district.

8. DR76.11 - 3185 Washington Street. This proposal is to convert a non-conforming auto storage and repair garage to a gymnasium and classrooms for a private high school.

9. DR76.12 - 370 Monterey Boulevard. This proposal is for two twenty unit apartment houses in an R-3 district.

Respectfully submitted,

A handwritten signature in blue ink that reads "Wayne Rieke". The signature is written in a cursive style with a large, stylized 'W' and 'R'.

Wayne Rieke
Acting Secretary

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DOCUMENTS

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JUNE 21-24, 1976
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Tuesday, June 22, 1976, 1:00 p.m.

SUBJECT:

- A. Consideration of staff recommendation for corrections in the
Proposed Residential Zoning District Maps and Standards.

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-SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee held on Tuesday, June 22, 1976.

The Implementation Committee met pursuant to notice on Tuesday, June 22, 1976, at 1:15 P.M. in the Planning Commission Meeting Room at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chairman; Commissioner Bierman.

ABSENT: Commissioner Dearman.

Other Commissioners Present: Commissioner Rosenblatt.

The staff was represented by Robert Passmore, Assistant Zoning Administrator; Marie Zeller, Planner III; and Mark Winogrand, Planner II.

John Bardis, Marcia Lindeen, Calvin Welch, Dorice Murphy, George Homsey, Charles Breyer, and two other members of the public were also present.

1. Format and Nature of June 22, 1976, Residential Zoning Study meeting with the Northwest area of the city. It was decided that the Commissioners attending the meeting would sit in the audience. The meeting would be taped. A brief description of the proposals would be given, followed by comments on the proposals by the members of the public.

2. Editorial and typographical corrections of the textual material and the maps were presented to the Committee with a recommendation that they be amended by the Commission at the regular June 24, 1976, City Planning Commission Meeting.

3. It was decided that individual requests for changes in Zoning would not be considered until fall, after the general meetings with the public.

4. It was announced that notice was being given to institutions regarding the proposed "I" District. It was also announced that the firm of Gruen and Gruen have been engaged and is starting work on determining the economic effect of the new zoning on residential property.

Other discussion included:

John Bardis felt that the Commission had not heard directly from the public on the proposed zoning controls, and that they should.

Calvin Welch noted that the Coalition (of S.F. Neighborhoods) did not have copies of all the definitions of the proposed districts; and that the Council (HANC) has always had some concerns about the "I" District.

Dorice Murphy felt that more funds were needed for publicity, and offered to call the newspapers.

The boundaries of U.C. Medical Center were discussed.

Mr. Breyer, a lawyer for Mr. Homsey, pointed out an inequity in the timing of the initiation process on his client.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Marie Zeller", written in a cursive style.

Marie Zeller
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JULY 26-30, 1976
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)
- TIME: Tuesday, July 27, 1976, 12:00 Noon.
- SUBJECT:
- A. Consideration of Discretionary Review Procedures.

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held Tuesday, July 27, 1976.

The Implementation Committee met pursuant to notice on Tuesday, July 27, 1976, at 12:00 Noon in the Commission meeting room at 100 Larkin Street.

PRESENT: Charles Starbuck, Chair; and Susan J. Bierman and Ina F. Dearman, members of the Implementation Committee.


The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Wayne Rieke, Planner IV (Zoning); Richard Hedman, Planner V (Urban Design); Daniel Sullivan, Planner IV (Zoning); Janis Birkeland, Planning Coordinator; Ralph Gigliello, Planner II; Robin Jones, Planner II; Nancy Gin, Planner I; and Lynn E. Pio, Secretary.

Members of the audience included representatives of the League of Women Voters and the Chamber of Commerce.

The Committee held a general discussion of Discretionary Review procedures. At the conclusion of the meeting, Commissioner Starbuck summarized the results as follows:

1. He would request the members of the full Commission to review policy resolutions relating to discretionary review issues as adopted by previous Commissions to determine if the issues addressed by those policies are still relevant.
2. There did not appear to be any resolution to the discretionary reviews caused by the initiated residential rezoning.
3. An attempt will be made to standardize discretionary review proceedings in accordance with the outline contained in a memorandum on Discretionary Review Procedures prepared for the Commission by Lynn Pio dated January 28, 1976.

Respectfully submitted,


Lynn E. Pio
Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
AUGUST 30-SEPTEMBER 3, 1976
100 LARKIN STREET

DOCUMENTS

SEP 2 1976

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I. Budget & Personnel Committee
(Commissioners Rosenblatt, Dearman, Lau)

TIME: Wednesday, September 1, 1976, 1:30 p.m.

SUBJECT:

A. Executive Session - Discussion of Personnel Matters

II. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, September 2, 1976, 1:30 p.m.

SUBJECT:

A. Review of projects using transferable open space provisions of initiated zoning amendments pursuant to policy established by City Planning Commission Resolution No. 7500.

SAN FRANCISCO
CITY PLANNING COMMISSION
IMPLEMENTATION COMMITTEE

DOCUMENTS

SEP 27 1976

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Minutes of meeting held Thursday, September 2, 1976

The Committee met pursuant to notice on Thursday, September 2, 1976, at 1:30 p.m. at 100 Larkin Street.

PRESENT: Charles Starbuck, III, Chairman and Ina Dearman, Planning Commissioners.

ABSENT: Planning Commissioner Susan J. Bierman.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director of Planning; Robert Passmore, Planner V (Zoning); Ralph Gigliello, Planner II; Janis Birkeland, Planning Coordinator; and Kit Hermann, Planner II.

Russell Watson attended as an interested member of the public.

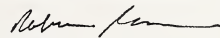
The Committee received and commented upon projects proposing use of the transferable open space provisions of the proposed residential zoning controls under policy set by City Planning Commission Resolution No. 7500.

The proposed projects were 1) addition of a room to the dwelling at 3901 Clay Street; 2) lot subdivision involving no new construction at 2750-2772 Scott Street; 3) addition of rooms and a dwelling unit to the dwelling at 890 - 48th Avenue (Building Permit Application No. 463067); 4) construction of a three-unit dwelling on California Street east of 22nd Avenue (Building Permit Application No. 459522); 5) construction of a seven unit dwelling at 326 - 12th Avenue (Building Permit Application No. 459558); and 6) addition of a room to the dwelling at 2441-43 Francisco Boulevard (Building Permit Application No. 457089). The staff noted that unless further review is requested by the Planning Commission these projects will be approved by the Department.

The staff also noted that the dwellings proposed by Mr. Occhipinti for Monterey Boulevard that had previously been reviewed by the Commission, but would be required to be reviewed again by the Commission because earlier conditions for development imposed by the Commission (the retention of trees) can no longer be met, may be appropriately redesigned using transferable open space in order to obtain better open space amenities. The staff is currently conferring with a representative of the Mr. Occhipinti about this project.

The meeting was adjourned at 2:00 p.m.

Respectfully submitted,


Robert Passmore
Planner V (Zoning)

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
SEPTEMBER 13-17, 1976
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, September 16, 1976, 12:00 Noon

SUBJECT:

A. Consideration of Proposed Sign Legislation, as follows:

1. File No. ZT76.4, Clarification of Sec. 609.10 of City Planning Code relating to removal of general advertising signs in Market Street Special Sign District.
2. Files Nos. ZT76.5 and ZM76.17, Text amendments to Article 6 of the City Planning Code and reclassification to establish the Upper Market Special Sign District.
3. File No. ZT76.6, Amending Articles 2 and 6 of the City Planning Code to prohibit general advertising signs (off-site signs and billboards) throughout the City and County of San Francisco, and to require removal of all existing general advertising signs after an amortization period.

DOCUMENTS

SEP 27 1976

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Minutes of the Implementation Committee held Thursday, September 16, 1976.

The Implementation Committee met pursuant to notice on Thursday, September 16, 1976, at 12:00 noon in the Commission meeting room at 100 Larkin Street.

PRESENT: Commissioners Starbuck (Chair), Bierman, and Dearman, members of the Implementation Committee; Commissioner Rosenblatt (observer).

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Zoning Administrator; Peter Svirsky, Planner V (Zoning); Sidney Shaw, Planner III.

Members of the audience included: Albert Reid and Roger White of Foster and Kleiser; Frank Sanchez and Donald McNear of Eller Outdoor Advertising; Wally Phair of Cal Pacific Signs; and Jeff Deland of the San Francisco Board of Realtors.

The Committee heard a presentation of the three items on the agenda and directed questions on specific provisions to the staff for clarification.

Mr. Deland of the Board of Realtors inquired into the continued legality of signs placed on buildings to advertise their sale or lease. Mr. Svirsky pointed out that the legality of this category of signs would be unaffected by the proposed regulations.

Mr. Phair of Cal Pacific Signs objected to any further regulation of the sign industry. He was encouraged to attend the forthcoming hearing on September 23, 1976, and to testify then.

No action was taken by the Committee.

Respectfully submitted,

Sidney Shaw
Sidney Shaw
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
OCTOBER 25-29, 1976
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Tuesday, October 26, 1976, 12:00 Noon

SUBJECT:

Consideration of Proposed Modifications to Map and Text
Initiated by the City Planning Commission on May 20, 1976,
in Resolution No. 7499:

A. Text Changes

1. Reversion of RH-1 and RH-1(D) rear yard standard to 25 percent of the lot depth.
2. Elimination of the provision that all structures between 30 feet and 40 feet in height in RH-1(D), RH-1 and RH-2 Districts be approved only by conditional use.

B. Map Changes

1. Assessor's Block 3160, Lot 3; Ocean Avenue between Phelan and Plymouth Avenues: from I to C-2.
2. Assessor's Block 3180, Lot 1; Ocean Avenue between Phelan and Plymouth Avenues: from I to P.
3. Assessor's Block 2494A, Lots 2 through 29 inclusive; south side of Wawona Street between 28th and 33rd Avenues: from RH-1 to RH-1(D).
4. Assessor's Block 6954, Lot 27; Northeast intersection of Geneva and Delano Avenues: from P to RH-1.
5. Assessor's Block 3560, Lots 7 and 8; Market Street between Noe and Sanchez Streets; entire lots in C-2.

6. Assessor's Block 2126, Lots 1, 1A, 2, 2A, 2B, 2C and 22; East side of 8th Avenue between Ortega and Pacheco Streets: from RH-1 to RH-1 (D).
7. Assessor's Block 103, Lots 1, 3, 4, 5, 6, 7 and 39 and Assessor's Block 104, Lots 23, 24, 26, 27, 29, 30, 31, 32, 33 and 34; Grant Avenue between Filbert and Union Streets: from RM-1 to C-2.
8. Assessor's Block 243, Lots 1, 2, 3, 4, 5, 5A, 6, 28, 29, 30, 33, 34, 36, 37; Southwest corner of Stockton and Sacramento Streets: from C-3-G and R-5 to PR.
9. Assessor's Block 7540, Lot 1; Northeast corner of Diamond Heights Boulevard and Addison Street: from PR to P.
10. Assessor's Block 7537, Lot 60 and Assessor's Block 7538, Lot 101; between Beagon and 30th Streets, from PR to P.
11. Assessor's Block 6361, entire block bounded by Kellogg Avenue, Schwerin Street and Velasco Avenue: from PR to P.

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CITY PLANNING COMMISSION

Minutes of the Implementation Committee held Tuesday, October 26, 1976, at 12:00 noon in the Commission meeting room at 100 Larkin Street.

PRESENT: Commissioners Starbuck, Chairman; Commissioners Bierman and Dearman, members.

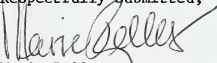
The Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Planner V - Zoning; Wayne Rieke, Planner IV; Marie Zeller, Planner III; and Mark Winogrand, Planner II.

Robert Passmore described the proposed text changes regarding the Residential Zoning proposals.

Mark Winogrand explained the proposed specific map changes.

No committee recommendations were made.

Respectfully submitted,


Marie Zeller
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
DECEMBER 6-10, 1976
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, December 9, 1976, 11:00 A.M.

SUBJECTS:

- A. Consideration of Commission policy regarding notice to interested persons or groups of building permit applications on file, and use of discretionary review powers.
- B. Presentation of draft of proposed amendments to Chapter 31, San Francisco Administrative Code, to reflect changes in State law regarding environmental review, and to provide procedures for evaluation of previously reviewed projects that have been modified.
- C. Progress report on residential zoning study.

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COMMITTEE MEETINGS
OF THE
- SAN FRANCISCO
- CITY PLANNING COMMISSION
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- NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 3-7, 1977
100 LARKIN STREET

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- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, January 6, 1977, 11:00 A.M.

SUBJECTS:
 - A. Consideration of Commission policy regarding notice to interested persons or groups of building permit applications on file, and use of discretionary review powers.
 - B. Progress report on residential zoning study.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 31 - FEBRUARY 4, 1977
100 LARKIN STREET

- I. Budget and Personnel Committee
(Commissioners Rosenblatt, Dearman, Lau)

TIME: Wednesday, February 2, 1977, 11:00 A.M.

SUBJECT:

- A. Review and Discussion of Work Program and Budget Proposals for
Fiscal Year 1977-78.

- II. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, February 3, 1977, 11:30 A.M.

SUBJECT:

- A. Discussion of proposed ordinance, introduced at Board of Supervisors and referred to City Planning Commission for its consideration, which would amend the City Planning Code to restrict the location of adult bookstores and adult theaters. (NOTE: This matter will be heard by the City Planning Commission at its Regular Meeting of February 10, 1977.)
- B. Progress report on Residential Zoning Study.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held Thursday, February 3, 1977, at 11:30 a.m. at 100 Larkin Street.

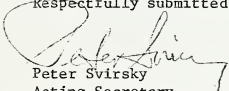
PRESENT: Commissioner Starbuck, Chair; and Commissioners Bierman, and Dearman, Members.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Peter Svirsky, Planner V (Zoning); Mark Winogrand, Planner II; and Alan Billingsley, Planner II.

The staff explained to and discussed with the members of the Committee the proposed ordinance, referred by the Board of Supervisors, that would restrict the location of adult bookstores and adult theaters.

The staff also discussed with the members of the Committee the progress of the Residential Zoning Study, outlining its current six-month work program, a staff proposal to reduce the number of initiated zoning districts, and application of the transferable open space provisions initiated by the Commission on May 20, 1976.

Respectfully submitted,



Peter Svirsky
Acting Secretary

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
FEBRUARY 14-18, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, February 17, 1977, 11:00 A.M.

SUBJECTS:

- A. Consideration of suggestion by Redevelopment Agency to amend Chapter 31 of Administrative Code to require environmental evaluation of redevelopment projects solely by the Redevelopment Agency, including consideration of other alternatives to increase efficiency and reduce time involved in environmental evaluation of such projects.
- B. Consideration of alternatives to nature and amount of material submitted to the City Planning Commission under CEQA for projects requiring Commission determination.
- C. If completed, Status report on cases decided by Board of Permit Appeals, but still being held by Department of City Planning.
- D. Progress Report on Residential Zoning Study.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
FEBRUARY 21-25, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Tuesday, February 22, 1977, 1:00 P.M.

SUBJECT:

- A. Discussion of Proposed Ordinance, introduced at Board of Supervisors and referred to the City Planning Commission for its consideration, which would amend the City Planning Code to restrict the location of adult bookstores and adult theaters.

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CITY PLANNING COMMISSION

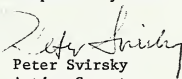
Minutes of the Implementation Committee meeting held Tuesday, February 22, 1977, at 1:00 p.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; and Commissioners Bierman and Dearman, Members.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; and Peter Svirsky, Planner V (Zoning).

The staff discussed with the members of the Committee the testimony received by the Commission at its hearing on February 10, 1977, on the proposed ordinance to restrict the location of adult bookstores and adult theaters, as well as the implications suggested in that testimony.

Respectfully submitted,


Peter Svirsky
Acting Secretary

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CITY PLANNING COMMISSION

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 21 - 25, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, March 24, 1977, 11:00 A.M.

SUBJECT:

- A. Progress report on residential zoning study.
B. Review of Code Activities Matters.

DOCUMENTS

MAR 30 1977

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MARCH 28 - APRIL 1, 1977
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, March 31, 1977, 11:00 A.M.

SUBJECT:

- A. Discussion of effects of City Planning Code provisions upon non-conforming commercial and industrial uses in Residential zoning districts, and possible revisions to those provisions.

II. Budget and Personnel Committee
(Commissioners Rosenblatt, Dearman, Lau)

TIME: Thursday, March 31, 1977, 12:00 Noon

SUBJECT:

- A. Discussion of Draft of Proposed Affirmative Action Plan for the Department of City Planning.

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held Thursday, March 31, 1977,
at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; and Commissioners Bierman and
Dearman, Members.

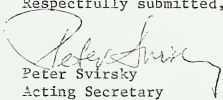
The staff of the Department of City Planning was represented by Rai Y. Okamoto,
Director of Planning; R. Spencer Steele, Assistant Director -- Implementation;
Peter Svirsky, Planner V (Zoning); and Franz von Uckermann, Planner III (Zoning).

As the first part of a comprehensive discussion of the effects of City Planning
Code provisions upon non-conforming commercial and industrial uses in Residential
zoning districts, and possible revisions to those provisions, Mr. Svirsky outlined
for the members of the Committee the following:

- a. The content of the present regulations affecting non-conforming uses,
and the complexities inherent in these provisions.
- b. The history of non-conforming use regulations in San Francisco, including
previous City Planning Code amendments.
- c. The attrition of terminable non-conforming uses since the termination
provisions went into effect in 1960.
- d. The number of uses and properties that would be affected in various ways
if no changes were to be made in the existing law.

At the close of the explanation, it was determined that a second meeting of
this Committee should be scheduled for a continuation of the discussion, in which
the focus would be upon the definable components of the non-conforming use program
and the manner in which each component may be dealt with, either under existing
requirements or with possible administrative or Code changes. Such a meeting was
scheduled for 11:00 a.m. on Thursday, April 14, 1977.

Respectfully submitted,


Peter Svirsky
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
APRIL 11 - 15, 1977
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, April 14, 1977, 11:00 a.m.

SUBJECT:

A. Discussion of effects of City Planning Code provisions upon non-conforming commercial and industrial uses in Residential zoning districts and possible revisions to those provisions. (Continuation of discussion from Committee meeting of March 31, 1977.)

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held Thursday, April 14, 1977, at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; and Commissioners Bierman and Dearman, Members.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director -- Implementation; Peter Svirsky, Planner V (Zoning); and Franz von Uckermann, Planner III (Zoning).

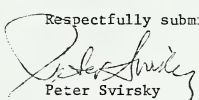
In this meeting, the discussion of the effects of City Planning Code provisions upon non-conforming commercial and industrial uses in Residential zoning districts, and possible revisions to those provisions, was continued from the Committee meeting on March 31, 1977. Mr. Svirsky outlined the following:

- a. The nature of the program for dealing with all uses that are presently terminable under the City Planning Code.
- b. The types of staff work that are required in this program.
- c. The nature of possible amendments that would allow certain uses to continue, including the types of conditions that might be imposed upon the uses that were to continue.

Mr. Svirsky then responded to questions from the members of the Committee and members of the audience.

It was indicated that a further Committee meeting would be scheduled at a later time for a report on progress in this program.

Respectfully submitted,


Peter Svirsky
Acting Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JUNE 27 - JULY 1, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)
- TIME: Thursday, June 30, 1977, 11:00 A.M.
- SUBJECT:
- A. Status Report on Residential Zoning Study

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JULY 18-22, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Rosenblatt)

TIME: Thursday, July 21, 1977, 11:00 A.M.

SUBJECT:

- A. Discussion of Alternatives for Re-Use of former Sears store at
3120 Mission Street.

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held Thursday, July 21, 1977, at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; Commissioners Bierman and Rosenblatt, members.

ABSENT: Commissioner Dearman.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director - Implementation; Lucian Blazej, Neighborhood Planning Coordinator; Pat Salinas, Planner III; Robert H. Feldman, Planner II; and Lynn Pic, Secretary of the City Planning Commission.

The Mission Planning Council was represented by Luisa Ezquerro, Toby Levine and Roberto Camp. The ownership of the former Sears store site was represented by Richard Hyde of Coldwell Banker, Richard Koch and Ben Wells. Victor B. Graff, Associate Director, Facilities and Planning of the Community College District; Bill Appleby of the California Employment Development Department; and Walter Johnson of the Mission Merchants Association were also present.

The representatives of the Mission Planning Council presented to the Committee their concerns regarding the use of the first floor of the former Sears store building at 3120 Mission Street by the Employment Development Department for an unemployment compensation office for the City, and their preference for commercial activity that would provide jobs and promote the economic development of the area. Ms. Ezquerro described the efforts of the Council to have the Employment Development Department change its position and terminate its agreement with the owners of the site; the Council expressed an interest in having the unemployment compensation function along with other low income social services decentralized at several locations in the City in order to minimize the negative impacts of the use. Mr. Camp described the efforts the Council and others have made at planning for the site and said that Department of City Planning should carry out a cumulative impact analysis on the area of the proposed uses. Ms. Levine described the concerns of the Council regarding the permit process in the Department of City Planning as it affected the approval of the alteration permit for the first floor use by the Employment Development Department. Mr. Okamoto, Mr. Steele and Mr. Feldman responded to questions from the Committee.

After further discussion the Committee indicated that it would be willing to meet as required to ameliorate the situation and it directed the neighborhood liaison staff of the Department of City Planning to make special and continuous efforts to keep all parties informed of all subsequent developments involving the former Sears site and the Mission generally. The Committee also requested that the zoning staff consider more appropriate wording for the categorical exemption stamp used as part of the permit review process and requested that the Assistant Director for Zoning inquire further into Department of City Planning jurisdiction over the alterations permit.

Respectfully submitted,

Robert H. Feldman
Robert H. Feldman
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
August 1-5, 1977
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, August 4, 1977, 11:00 A.M.

SUBJECT:

- A. Discussion of Issues raised in a July 28 letter from the Mission Planning Council concerning the vicinity of the former Sears Store at 3120 Mission Street and other matters.

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SAN FRANCISCO
CITY PLANNING COMMISSION

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held
Thursday, August 4, 1977, at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; Commissioner
Bierman.

ABSENT: Commissioner Dearman.

The staff of the Department of City Planning was represented
by R. Spencer Steele, Assistant Director - Implementation, and
Patricia Salinas, Mission area liaison planner.

The Mission Planning Council was represented by Luisa
Ezquerro, Roberto Camp, and Ken Schubert. The ownership of
the former Sears Store site was represented by Richard Koch of KLW.
Victor B. Graff, Associate Director, Facilities and Planning, of
the Community College District was also present.

The representatives of the Mission Planning Council summarized
their six demands as presented in their memorandum to the
Implementation Committee dated July 28, 1977: (1) that the Commission
declare the alterations permit granted KLW be declared invalid;
(2) that the Commission adopt a policy of automatic discretionary
review for the Sears area; (3) that the Commission require the staff
to obtain written opinions rather than verbal opinions from the
City Attorney; (4) that a better system be set up for notifying
the community about permits; (5) that the Monitor and other journals
affecting the neighborhoods be systematically monitored; and (6)
that the staff be required to check proposed plans for conformity
with the Mission Plan, with the results in writing.

The Committee made the following recommendations concerning
these demands:

- (1) The Commission has no statutory authority to revoke
the permit; however, the wording on the categorically
exempt stamp has been simplified for future use.
- (2) The Committee declined to institute automatic
discretionary review for all permits in the Sears
area, but agreed that such permits would be reviewed
by the Commission on an individual basis when the
permit applications were submitted to the Department.
- (3) The Committee recommended that permit cases requiring
an opinion from the City Attorney be postponed until
a written opinion is available in permit cases involving,
or likely to involve, substantial controversy.

- (4) The Committee requested the staff to notify all interested neighborhood organizations and the Commission when any permit application for the Sears site or adjoining properties is submitted to the Department
- (5) The Committee agreed to request the Office of Environmental Review to monitor relevant journals, staff time permitting.
- (6) The Committee recommended that the staff check all proposals for conformity with neighborhood plans. The Committee also requested staff to improve communications with all Mission community organizations.

Respectfully submitted,

Patricia A. Salinas

Patricia A. Salinas
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
AUGUST 15-19, 1977
100 LARKIN STREET

I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, August 18, 1977, 11:00 A.M.

SUBJECT:

A. Discussion of Status of Residential Zoning Study.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
OCTOBER 17-21, 1977
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, October 20, 1977, 11:00 A.M.

SUBJECT:

A. Discussion of Enforcement Activities and Problems.

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 9 - 13, 1978
ROOM 282, CITY HALL

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Tuesday, January 10, 1978, 11:00 A.M.

SUBJECT:

- A. Consideration of Condominium Conversion
Subdivisions and Their Relationship to
the Subdivision Code and the Master Plan.

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CITY PLANNING COMMISSIONDOCUMENTS DEPT.
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Minutes of the Implementation Committee meeting held Tuesday, January 10, 1978.

The Implementation Committee met pursuant to notice on Tuesday, January 10, 1978, at 11:00 a.m. in Room 282, City Hall.

PRESENT: Commissioner Starbuck, Chair; Commissioners Bierman and Dearman, Members.

The staff of the Department of City Planning was represented by Rai Okamoto, Director of Planning; George Williams, Assistant Director - Plans and Programs; Nathaniel Taylor, Planner III; Alec Bash, Planning Coordinator; and Lee Woods, Secretary.

Members of the audience included representatives of the Human Rights Commission, and the Commission on Aging.

The Committee held a general discussion of a staff memorandum entitled "Condominium Conversions and Possible Amendments to the Subdivision Code." Discussion of this memorandum was continued to Tuesday, January 17, 1978, at 11:00 a.m. in Room 282, City Hall.

Respectfully submitted,

Lee Woods
Secretary

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COMMITTEE MEETINGS
OF THE
CITY PLANNING COMMISSION

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== NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
== JANUARY 16 - 20, 1978
== ROOM 282, CITY HALL

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Tuesday, January 17, 1978, 11:00 A.M.

SUBJECT:

- A. Continuation of Consideration of Condominium
Conversion Subdivisions and Their Relationship
to the Subdivision Code and the Master Plan.

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
MAY 1 - 5, 1978
ROOM 282, CITY HALL

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Wednesday, May 3, 1978, 10:00 A.M.

SUBJECT:

- A. Consideration of strategies for the continuation of the
Residential Zoning Study.

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~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~

MAY 10 1978
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held on Wednesday, May 3, 1978.

The Implementation Committee met pursuant to notice on Wednesday, May 3, 1978, at 10:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; and Commissioner Dearman, member.

ABSENT: Commissioner Bierman.

The staff of the Department of City Planning was represented by Rai Okamoto, Director of Planning; Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Robert Feldman, Planner II; Gary Craft, Planner II, Mohini Mirchandani, Acting Secretary.

Also present were Catherine Treadgold and Winston Walsh (President, Residential Builders' Association), members of the public. Dan Borsuk represented the San Francisco Progress.

CONSIDERATION OF STRATEGIES FOR THE CONTINUATION OF THE RESIDENTIAL ZONING STUDY.

Robert Passmore reported that the staff had gone through the comments and responses received from the public during the months of January, February and March 1978, on the matter of the proposed amendments to the text of the City Planning Code and changes in the zoning maps. Based on these comments and responses, he said, the staff has prepared a revised report which incorporates some of the changes requested and also reflects the Commission's recommendations.

Robert Feldman said that about 400 individual requests were received, asking for zoning changes but that only a small percentage of these requests could be granted, as most of them were non-grantable.

Mr. Passmore said that the Environmental Impact Report was also re-written, after taking into consideration public comments and responses and that a 30-day notice will be given for the hearing in that respect. He further said that although consideration of proposed amendments to text and proposed zoning maps do not have a legal requirement of 30-day notice, he would like the public to have adequate advance information. He recommended that a memo be sent to the interested public, informing them of the action taken, and that revised zoning maps and text be made available in all City branch libraries and the City Planning Office for reference purpose. He also recommended that the revised text and maps be published in the newspapers.

Mr. Passmore said that the mailing of individual notice to property holders was not practicable due to the costs and the amount of labour involved.

Mr. Passmore said that it was desirable that the Residential Zoning Study should reflect the specific testimony given by various neighborhood organizations and also individual requests before it is concluded.

Commissioner Dearman asked if it would be possible to inform the people by means of a post card why their request could not be granted. Mr. Passmore said that such information would be prohibitively expensive in terms of staff time but that the necessary information was being given to the parties when they called. He noted that that of course did not include the City Planning Commission's point of view.

Mr. Passmore recommended that the Commission not change the presently initiated zoning text and map until after completion of further public hearings, and the Committee agreed with this recommendation.

After further discussion, it was tentatively decided to hold the meetings in separate parts of the City on June 6, 13 and 20, with a meeting on Environmental Impact Report on June 8 and a final meeting on June 27.

Mr. Walsh said that the Residential Builders' Association would co-operate in giving the public notice of further hearings and decisions made by the Department and Commission; he thought neighborhood associations should be requested to help also.

Ms. Treadgold noted that she was opposed to proposed zoning changes, and stated that she felt that the Department was trying to put something over on the public, as evidenced by the fact that insufficient notice had been given that the Committee meeting had been changed from Room 282 City Hall to the Department of City Planning Office at 100 Larkin Street. She said that some people might have gone to the City Hall for the meeting, but not being aware of the change in meeting site, they were not in attendance. Commissioner Starbuck apologized for any inadequacy in the notice of the change in meeting place.

Mr. Borsuk said that he would check with his newspaper management to determine how the San Francisco Progress might be able to help alert the public to further actions being taken under the Study.

The meeting adjourned at 11:15 a.m.

Respectfully Submitted



Mohini Mirchandani
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JUNE 19-23, 1978
100 LARKIN STREET

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- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman.)

TIME: Tuesday, June 20, 1978, 11:00 a.m.

SUBJECT:

- A. To Consider Proposals for Modification of Existing Fee Schedules Collected by the Department of City Planning and for the Establishment of Fee Schedules for Other Work Activities Performed by the Department of City Planning.

- II. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Thursday, June 22, 1978, 10:00 a.m.

SUBJECT:

- A. Discussion of Procedures Necessary for Adoption of Proposed Residential Zoning Revisions.

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SAN FRANCISCO
CITY PLANNING DEPARTMENT

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Minutes of the Implementation Committee meeting held on
Tuesday, June 20, 1978.

The Implementation Committee met pursuant to notice on
Tuesday, June 20, 1978, at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; and Commissioner
Bierman, member.

ABSENT: Commissioner Dearman

The staff of the Department of City Planning was represented
by Rai Y. Okamoto, Director of Planning; Spencer Steele, Assistant
Director-Implementation (Zoning Administrator); Robert W. Passmore,
Planner V (Zoning); Dan Sullivan, Planner IV; and Mohini Mirchandani,
Acting Secretary.

Also present were Mr. Roger W. Hurlbert, Neighborhood Services
Advisor for SPUR and two other members of the public.

TO CONSIDER PROPOSALS FOR MODIFICATION OF EXISTING FEE SCHEDULES
COLLECTED BY THE DEPARTMENT OF CITY PLANNING AND FOR THE ESTAB-
LISHMENT OF FEE SCHEDULES FOR OTHER WORK ACTIVITIES PERFORMED
BY THE DEPARTMENT OF CITY PLANNING.

Rai Y. Okamoto, Director of Planning, explained the reasons
behind the proposed modifications and establishment of fee schedules,
and said that these fees were developed to make up the difference
in the funds due to the passage of Proposition 13. He referred to
the recommendations made by him last Friday in this respect to the
Special Committee to Implement Proposition 13 and said that the
proposed fees were based on the complexity of the cases and the
time spent by the staff to process them.

Mr. Okamoto further said that although the Board of Supervisors
had approved 80% of the budget for City Planning, it was still re-
quired to increase the fees as inspite of other taxes being levied,
they will still be short of funds next year.

Mr. Okamoto said that hitherto, non-profit organizations, such
as neighborhood improvement associations were exempt from all fees,
including those for environmental review, but that the Department
now proposes to discontinue such exemption.

Mr. Steele, Assistant Director-Implementation (Zoning Adminis-
trator), said that there were three different ways to initiate
applications for changes: 1. by the Board of Supervisors; 2. by the
Planning Commission and 3. by an individual. An individual initiating
a request is required to pay a fee. Mr. Steele noted that the Board
of Supervisors and the Planning Commission in the past, had not
encouraged initiation of applications through them.

Mr. Passmore suggested that if a zoning reclassification matter was very important, the Commission may decide to initiate it themselves, but that ordinarily the person concerned or the organization involved should deal with it on their own.

Mr. Passmore further said that in addition to providing revenue, the result of higher fees for conditional use and variance cases might be to encourage people to modify their plans so as to eliminate the need for a variance, or go to an area where conditional use may not be applicable or there might be increase in violations.

Mr. Starbuck asked about the number of conditional use and variance applications received by the Department. Mr. Passmore replied that at present the variance cases exceeded conditional use applications, but that he expected that the conditional use application would now exceed variance applications. He further said that the staff was considering methods, including revisions to the Planning Code, to stream-line processing these applications to save time for both the staff and the Commission.

Commissioner Bierman, referring to the proposed fee of \$500 for zoning reclassification, said that she was concerned that the neighborhood organizations, with their limited funds, would not be able to pay the increased fees.

Mr. Okamoto said that it seemed to him that over the next few years at least, more and more future applications would be for up-zoning and that the developers could very well pay the increased fees.

Mr. Roger W. Hurlbert of SPUR said that the proposed fee schedules penalize people who take the Master Plan seriously.

Mr. Steele suggested that the neighborhood study resulting in implementation plans may be initiated by the Commission.

Mr. Okamoto said that the proposed fee schedule rested on the presumption that it would help support our product. He said that 34 "revenue producing" staff also support some 23 "non-revenue producing" staff, dealing with neighborhood oriented studies. In case the proposed fees are not approved, he said, that would mean elimination of those services.

Mr. Hurlbert said some neighborhood organizations would probably trade some studies for reclassification of their areas. He said these organizations serve public interest and are eligible for free services.

Mr. Passmore said that the fees did not come close to costs. He suggested that the other alternative might be that the applicants bear the burden of mailing costs.

Commissioner Starbuck suggested, with the concurrence of Commissioner Bierman, a further breakdown in conditional use and variance application fees, on a sliding scale. They also suggested that the fees for zoning reclassification be reduced from proposed \$500 to \$250 for the first assessor's block and from \$200 to \$10 for each additional assessor's block.

The meeting was adjourned at 1:10 p.m.

Respectfully submitted,



Mohini Mirchandani
Acting Secretary



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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JULY 17-21, 1978
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Dearman)

TIME: Wednesday, July 19, 1978, 11:00 a.m.

SUBJECT:

- A. Staff Report on the Commerce and Industry Zoning Study.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee meeting held on Wednesday, July 19, 1978.

The Implementation Committee met pursuant to notice on Wednesday, July 19, 1978, at 11:00 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; Commissioner Bierman, member.

ABSENT: Commissioner Dearman.

The staff of the Department of City Planning was represented by George A. Williams, Assistant Director-Plans and Programs; Robert W. Passmore, Planner V (Zoning); Wayne Rieke, Planner IV (Zoning); Lou Blazej, Planner IV; Mary Anne Miller, Planner II; Gary Craft, Planner II; and Robin Jones, Planner II and Acting Secretary.

Also present was Babette Jee, of the Chinatown Neighborhood Improvement Resource Center.

STAFF REPORT ON THE COMMERCIAL AND INDUSTRIAL ZONING STUDY

Robert Passmore explained that the reason for the meeting was to discuss the work program for the Commercial and Industrial Zoning Study prior to his presentation of the topic to SPUR at their noon meeting on Thursday, July 20, 1978. Because the work program is still being developed, the SPUR session was to be an information collecting session to ask the audience what they considered as the major issues which should be addressed in the study.

Mr. Passmore further explained that the Department staff feels that many issues pertaining to commerce and industry are beyond the scope of zoning and that the parameters of the zoning study depend on the total Department work program and its relative priorities. He also raised questions about the time frame of the study and the role of public participation.

Mr. Passmore outlined three major components of the study: 1) Industrial, including the conversion of underutilized industrial land to residential; 2) Downtown, including questions of FAR and bonus provisions, and 3) Neighborhood Shopping, including permitted densities of specific commercial uses, buffering of non-compatible uses, and traffic concerns.

Mr. Passmore listed current Department projects with a direct relationship to the upcoming study, including the Union Street Study (Jones), the Conditional Use Provisions Revisions (M.A. Miller), and the Sacramento Street DR case (Rieke, J. Miller). He indicated that there were other staff members who have expressed interest in participating in the study (Craft, Michael).

Mr. Passmore described the current concept of the work program as having six major phases: 1) Gearing up, assembly of literature and current pertinent policies, 2) Description of specific study assumptions and policies, definition of the scope of the study, 3) New research, literature search, inventory and development of research questions, analysis of alternative approaches, 4) Development and presentation to CPC of final recommendation package, 5) Drafting

of new text, and 6) Public hearing process.

Mr. Passmore then asked for the Commissioners' ideas about relative priorities for the study.

Commissioner Starbuck stated that the identification of potential new housing sites was very important to the public. George Williams, Assistant Director, responded that a memo identifying such sites was currently being finalized, but that zoning was not the critical determinant in this effort. He suggested that the Northeast Waterfront Survey and the Central Waterfront Study would be much more valuable in this regard.

Mr. Passmore said that the zoning impact on this issue would depend on the extent of the conditional use requirements for housing and buffering of uses in industrial areas. Mr. Williams added that it is now important to institute outreach efforts to interest builders in these sites.

Commissioner Bierman said that she had received inquiries about 40,000 units referenced in the Residential Zoning Study EIR and wondered how many of these were in industrial areas. Mr. Passmore responded that the figure referred to the number of potential new units which could be built in areas which were already designated for residential use and that none were in industrial areas.

Commissioner Starbuck said that he was concerned about provisions for the C-3 downtown area and the opportunities for combined uses. Mr. Williams responded that the Fox Plaza concept is legal but appears not to be economically profitable at this time. He suggested that it would be possible to require mixed uses but that implementation would be extremely difficult. Mr. Passmore added that there might be some marginal C-3 land at the fringe of downtown but that pure commercial use almost always yields higher value.

Commissioner Starbuck said that he was also concerned about the high level of interest in the neighborhoods about the R/C issue and noted the interest of the Council of District Merchants in particular. Commissioner Bierman questioned whether it might be better to finish the neighborhood aspect of the zoning study before beginning the downtown segment. Nevertheless, she noted that she has been feeling pressure from the public that downtown office development controls are in desperate need of reevaluation. Mr. Williams suggested that while the three segments of the study could be begun simultaneously, a phased approach would be preferable if at all possible. Mr. Passmore agreed, in that any attempt to adjust FAR, bonus, and parking provisions would be a major undertaking. Commissioner Starbuck added that the circulation problems in the blocks surrounding the Bechtel development was an example of the extent of the problems.

Commissioner Starbuck then asked whether the Union Street Study would yield any solutions applicable to other neighborhood commercial districts. Robin Jones, Planner II, responded that the overall framework being developed could be used in all districts but that the specific controls would need to be adjusted to the different needs of each type of district. She added that a status report on the study would be presented to the Commission at next week's meeting.

Commissioner Starbuck noted that the concept of R/C zoning is difficult for the public to understand. Mr. Passmore explained that one could describe the issue as a question of supply and demand. In the case of an area with a strong demand for additional commercial space and existing constraints on horizontal expansion (C-2 zoning boundaries), the pressure would naturally be exerted upward. If this supply were restricted by R/C zoning, there might be serious side effects. Mr. Williams concluded that the real question is how should the size of a commercial district be limited.

Commissioner Starbuck redirected the discussion to downtown zoning issues and stated that in addition to questions about FAR requirements, he had serious misgivings about the effectiveness of the bonus system. Mr. Williams said that the major problem with the bonus system is that it is applied in a vacuum and not in relation to all the factors which create the downtown environment. He further stated that, for example, a specific circulation plan is needed for the entire downtown area and that bonuses should be tied to compliance with that plan. Mr. Passmore added that other tools such as EIR's and special districts should also be used in conjunction with the bonus system. Commissioner Starbuck broached the idea of retaining bonuses with a reduced FAR or eliminating the bonus system completely. Commissioner Bierman stated that she simply felt the buildings are too big and too tall. Mr. Passmore responded that another alternative would be to reduce the height limit.

Mary Anne Miller, Planner II, said that preservation of older buildings downtown is a problem frequently encountered in the Project Review section. Mr. Passmore said that transfer of air rights was a technique which should be explored as a possible solution. He further stated that with so many issues confronting the downtown zoning study, interim controls might be necessary. Mr. Williams stated that interim controls are a bad idea, unless there is a real crisis. Mr. Passmore responded that there may indeed be a crisis with respect to the FAR provisions.

Commissioner Starbuck summarized the problems as all related to the central theme of unchecked growth. Commissioner Bierman asked how the Department and Commission could marshal community interests to pressure for controlled growth. Mr. Williams responded that the C & I Zoning Study would begin to do just that.

Commissioner Starbuck indicated that the downtown aspect of the zoning study should consider circulation problems. He noted that access for fire trucks was considered a big issue in the Elsie Street Study, but wondered about accessibility for office buildings on Montgomery Street. He suggested that more auto-free zones be considered, perhaps along another block on Powell Street. Mr. Williams added that there has been some discussion about limiting access on Market Street to buses only from Van Ness to the Ferry Building. Mr. Passmore asked whether transit questions should have priority over FAR and bonus considerations. Commissioner Starbuck responded that they were all equally important issues and should be addressed concurrently.

Mr. Williams stated that downtown issues might be addressed by a team headed up by Richard Hedman, Planner V. He also stated that Robin Jones and Gary Craft, Planner II's would devote the majority of their time in conjunction with other staff, to developing a C & I Zoning Study work program and potential staff allocations. This would then be brought to the Commission for consideration. He further suggested that a public hearing might be appropriate at that time to finalize the work program and study timetable.

JULY 19, 1978

Commissioner Starbuck concluded the meeting by stating that the Commission would support all three segments of the C & I Zoning Study as top priority items in the overall department work program.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Robin Jones
Acting Secretary

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COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

SEP 5 1978

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NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
SEPTEMBER 11-15, 1978
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Rosenblatt.)

TIME: Thursday, September 14, 1978, 10:00 a.m.

SUBJECT:

- A. Discussion of Critical Staffing Issues in the Department
of City Planning.

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Implementation Committee Meeting held on Thursday, September 14, 1978.

The Implementation Committee met pursuant to notice on Thursday, September 14, 1978, at 10:20 a.m. at 100 Larkin Street.

PRESENT: Commissioner Starbuck, Chair; Commissioners Bierman and Rosenblatt, members.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George Williams, Assistant Director - Plans and Programs; Robert W. Passmore, Planner V (Zoning); Franz VonUckermann, Planner III; Nancy Gin, Planner II; Mary Gainer, Planner Intern; and James Gillen, Acting Secretary.

Also present were Landmarks Preservation Advisory Board members: Jean Kortum and Stewart Morton.

Commissioner Rosenblatt asked the status of official advertising in the San Francisco Progress as opposed to the San Francisco Examiner. He had had a conversation with Supervisor Gonzales and it was not made clear whether or not Departments were now required to place their ads in the Progress.

Mr. Rai Y. Okamoto, Director of Planning, introduced the subject of crisis situations regarding Department staffing and the Department's ability to provide necessary services to the public. Yesterday, he held a meeting with the Staff of the Ad Hoc Steering Committee, where a summary was presented of issues and priorities involved. He suggested that the Committee address itself to the long-range problems involved and assess what the Department can and cannot do, with regard to mandated responsibilities over the next few months. The three main methods the Department has so far used to effectuate a required 19% cut-back have been:

1. Freezing vacancies;
2. Foregoing salary increases; and
3. Deducting approximately \$5,000 from miscellaneous expenses, including travel.

Mr. Okamoto explained that the Department was operating at more than a 20% cut in capability due to the cumulative effect of prior years' cutbacks in staffing. He described short-range crises as follows:

1. Counter information service is not being adequately provided.
2. Landmarks Preservation Advisory Board is being supported only minimally, primarily by volunteer efforts.

Enforcement Section - current Title II Funds must be spent on enforcement, therefore, a backlog is developing in processing variances; followup work on Residential Zoning Study will require staff time soon; OER still has no clerical support; the three separate locations for Department City Planning staff continues to create enormous problems; and need for adequate storage and retrieval system for records.

Robert W. Passmore, Planner V (Zoning), gave a presentation detailing duties of all professional staff at 100 Larkin Street, with reference to funding sources and CETA hiring freeze.

Nancy Gin, Planner II, explained the relationship between the Department of City Planning and the City Attorney's office, with greater emphasis being placed on legal technicalities, a backlog is developing.

Mr. Passmore explained that there is no Landscape Architect on the staff and that the function has "collapsed" into Project Review. He also went into greater detail on problems of counter staffing.

The Commissioners stated that they were still getting many complaints about the lack of service to the public at the information counter and on the telephones. Mary Burns of the Mayor's office, has specifically complained to Commissioner Bierman about this problem.

Ms. Kortum explained that her Board was essentially operating as a volunteer organization.

Commissioner Rosenblatt asked if the Enforcement Section was adequately staffed, and Nancy Gin explained that there was a problem in that many of their staff were not yet adequately trained, and that there was a backlog of variances of about 40 cases (4 months behind) and also a backlog in the permit section.

Mr. Passmore explained that the Title II funding for OER was specifically for major reviews and that a backlog was developing in minor-type reviews.

Mr. Okamoto described the twelve current vacancies out of a total of fifty-seven budgeted ad valorem positions; six of these are specialists and thus not easily hired. Ms. Kortum stated that the Landmarks Board is "barely treading water; Board members have taken their own minutes, which they feel is inadequate protection for the public; and had even considered "resigning en masse". They have only six members instead of a full nine, and are also experiencing problems with filing and other staffing.

Mr. Passmore explained the huge problem in the Department of City Planning with filing; half the time staff members can't find anything and 40% of the professional staff time is spent on clerical duties.

Mr. Morton believes that the Landmarks Board isn't accomplishing anything, making him feel that the value of volunteering his time may not be worth the effort.

Mr. Passmore detailed the possibility of a CETA program phase-out; the Department of City Planning cannot depend on continuing support from this program. He also brought up the problem of volunteers; even if we can find them, who will train and supervise them?

Ms. Kortum explained that not all Landmark Board members can take the time to come in during the day.

Mr. Passmore suggested the possibility of officially stating that the Landmarks Board cannot continue and throwing the problem into the laps of the Board of Supervisors.

Mr. Okamoto discussed the City Attorney's consideration of a self-supporting fee schedule for the Department of City Planning. He suggested a Supplemental Appropriation as a possible way to augment salary savings through freeze and attrition. He outlined what he felt to be the super-critical needs to be met through this Supplemental Appropriation:

1. Graphics Division Supervision
2. Landmarks Staffing
3. Permit Processing

Commissioner Starbuck suggested that the Department of City Planning request this Supplemental Appropriation now.

Mr. George Williams, Assistant Director - Plans and Programs, gave a presentation on 1212 Market Street staffing; he explained that virtually all positions at 1212 are Federally-funded and that their Work Programs must satisfy the funding sources. All "701" Positions have been replaced by Title II funding, which expires very soon. New grants in the Transportation Section will fund seven new positions, which may be eventually transferred to the new Department of Transportation if and when it becomes operational. He further discussed Community Development and Neighborhood issues.

Commissioner Rosenblatt requested clarification on the relationship between the Office of Community Development and the Department of City Planning re decision-making. Mr. Okamoto explained that Community Development has final say on the Work Programs.

A general discussion of priorities of specific projects followed:

Commissioner Rosenblatt's list, in order of priority is:

1. Housing Opportunity
2. Neighborhood/Commercial Development
3. Downtown (understanding that the Central City Circulation study is going forward, anyway).

MINUTES OF THE IMPLEMENTATION
COMMITTEE MEETING

-4-

SEPTEMBER 14, 1978

Mr. Passmore suggested that Project Review of major Buildings was a partial way of dealing with downtown issues. It is his opinion that "C-3" is a very low priority for the Department.

Commissioner Bierman wondered if there wasn't some limited way to look into some of the downtown issues, and expressed the growing concern of the Commission with downtown issues.

Mr. Okamoto stated that he feels the Department of City Planning is more accessible than all other City departments to the public.

Mr. Passmore suggested that the only place people can be "borrowed" for counter staffing is from Project Review.

Commissioner Rosenblatt expressed concern that the Project Review function is necessary to improve projects and does not want to see other areas drained to provide counter staff.

Mr. Passmore suggested that the Supplemental Appropriation include the Deputy Director position to, among other things, supervise the Information Section.

Mr. Okamoto said that the request for Deputy Director would only be as a part of an over-all staffing "package".

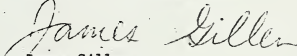
Commissioner Rosenblatt requested the Department of City Planning to prepare for the Supplemental Appropriation, now.

Commissioner Starbuck wants the Department of City Planning to get better guidelines from the Mayor's office re justification for this Supplemental Appropriation.

Mr. Okamoto suggested that in the meantime the Department of City Planning would have to try to "make do" in terms of current vacancies.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,


James Gillen
Acting Secretary



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1/6-20/78

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
OCTOBER 16-20, 1978
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Starbuck, Bierman, Rosenblatt.)
- TIME: Thursday, October 19, 1978, 11:00 a.m.
- SUBJECT:
- A. Information Report on Proposed Amendments to
Recently Adopted Residential Zoning Ordinance.

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8-12/79

COMMITTEE MEETINGS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

NOTICE AND CALENDARS
FOR MEETINGS SCHEDULED
JANUARY 8-12, 1979
100 LARKIN STREET

- I. Implementation Committee
(Commissioners Bierman, Dearman, Starbuck)

TIME: Thursday, January 11, 1979, 11:00 a.m.

SUBJECT:

- A. Discussion of Proposed Subdivision Code Amendments
Related to Condominium Conversion Subdivision.

